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Recorded: 10/27/2011 at 10:31:54 AM
Fee Amt: \$326.00 Page 1 of 3
Revenue Tax: \$300.00
Polk, NC
Sheila Whitmire Register of Deeds
BK **389** PG **1923-1925**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$300.00

Parcel Identifier No. **S2-I27** Verified by _____ County on the ____ day of _____, 20____
By: *8 Sc 2011 pd*

Mail/Box to: ** Jagan*

This instrument was prepared by: Donald H. Barton, P.C.

Brief description for the Index: **Two Tracts, Town of Saluda**

THIS DEED made this **27th** day of **October, 2011**, by and between

GRANTOR	GRANTEE
Christine N. Cline, a widow 720 W. Sumter St. Shelby, NC 28150	Scott C. Cardais, and Wife, Barbara Cardais 1025 Corsica Lane Saluda, NC 28773

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of **Saluda, Polk** County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

THIS PROPERTY IS THE PRIMARY RESIDENCE OF THE GRANTOR

The property hereinabove described was acquired by Grantor by instrument recorded in Book **302**, page **1620** of the **Polk County Registry**.

A map showing the above described property is recorded in of the **Polk** County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

(Entity Name)

Christine N. Cline (SEAL)
Christine N. Cline

By: _____

Title: _____

(SEAL)

By: _____

Title: _____

(SEAL)

By: _____

Title: _____

(SEAL)

SEAL-STAMP State of North Carolina – County of ~~POLK~~ *Tennessee*
I, the undersigned Notary Public of the County and State aforesaid, certify that **CHRISTINE N. CLINE** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 18 day of October, 2011.
My Commission Expires: 5-10-2014
Notary Public *Bandy J. [Signature]*

SEAL-STAMP State of North Carolina - County of _____
I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 2009.
My Commission Expires: _____
Notary Public

SEAL-STAMP State of North Carolina - County of _____
I, the undersigned Notary Public of the County and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.
My Commission Expires: _____

Exhibit "A"

BEING all that certain tract or parcel of land designated as Lot (1), containing 0.55 acres, more or less, and Lot (2), containing 0.49 acres, more or less, as shown and delineated upon a Plat entitled "GARY D. & NILA BENTON", Saluda Twp., Polk Co., No. Car., dated September 18, 1998, and prepared by Butler Associates, Reg. Land Surveyor, Tryon, N.C., which Plat is duly recorded in Card File D, Page 388, in the Office of the Register of Deeds for Polk County, North Carolina; reference being made to said recorded Plat for a full and complete metes and bounds description of said Lots, pursuant to North Carolina General Statutes Section 47-30(g).

The above described property is conveyed subject to the rights of others to use the street known as Crescent Street running along the northeastern portion of the property.

The above described property is conveyed subject to the restrictions contained in the Deed recorded in Deed Book 91 at Page 79 of the Polk County Registry.

The above-described property was conveyed by Deed from Gary D. Benton and wife, Nila Benton, to Nick P. Cline and wife, Christine N. Cline, dated June 27, 2003, and recorded on August 4, 2003, in Book 302, Page 1620 of the Polk County Registry. Nick P. Cline died October 1, 2011, a resident of Polk County, NC. As the surviving Tenant by the Entirety, the Grantor, Christine N. Cline, took title to the above-described property by operation of law.