

BK 3219 PG 299 - 301 (3)

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Fee: \$26.00

Henderson County, North Carolina

William Lee King, Register of Deeds

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$470.00

Parcel Identifier No: 9928551 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Worley & Peltz, PLLC – 42 Orchard Street, Asheville, NC 28801

This instrument was prepared by: Sherri L. Brewer - File No. 18-9118

Brief description for the Index: Lot #13 Pine Lake Subdivision

THIS DEED made this 28^m day of July, 2018, by and between

GRANTOR	GRANTEE
<p>LESA J. DICKENSON fka LESA BRAYTON and husband, MICHAEL T. DICKENSON</p> <p>318 Woodland Drive Leesport, PA 19533</p>	<p>LANCE CRAIG and wife, CAITILIN CRAIG</p> <p>4155 Turnpike Road Horse Shoe, NC 28742</p>

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 Hendersonville Township, Henderson County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1576 at Page 354.

All or a portion of the property herein conveyed X includes or ___ does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Slide.

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Printed by Agreement with the NC Bar Association

submitted electronically by "Worley & Peltz, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Henderson County Register of Deeds.

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:

Subject to Henderson County ad valorem taxes.
Subject to Restrictions, Easements, and Rights of Way of Record.

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

By: _____
Print Name and Title

Lesa J. Dickenson (SEAL)
Lesa J. Dickenson

Michael T. Dickenson (SEAL)
Michael T. Dickenson

By: _____ (SEAL)
Title: _____

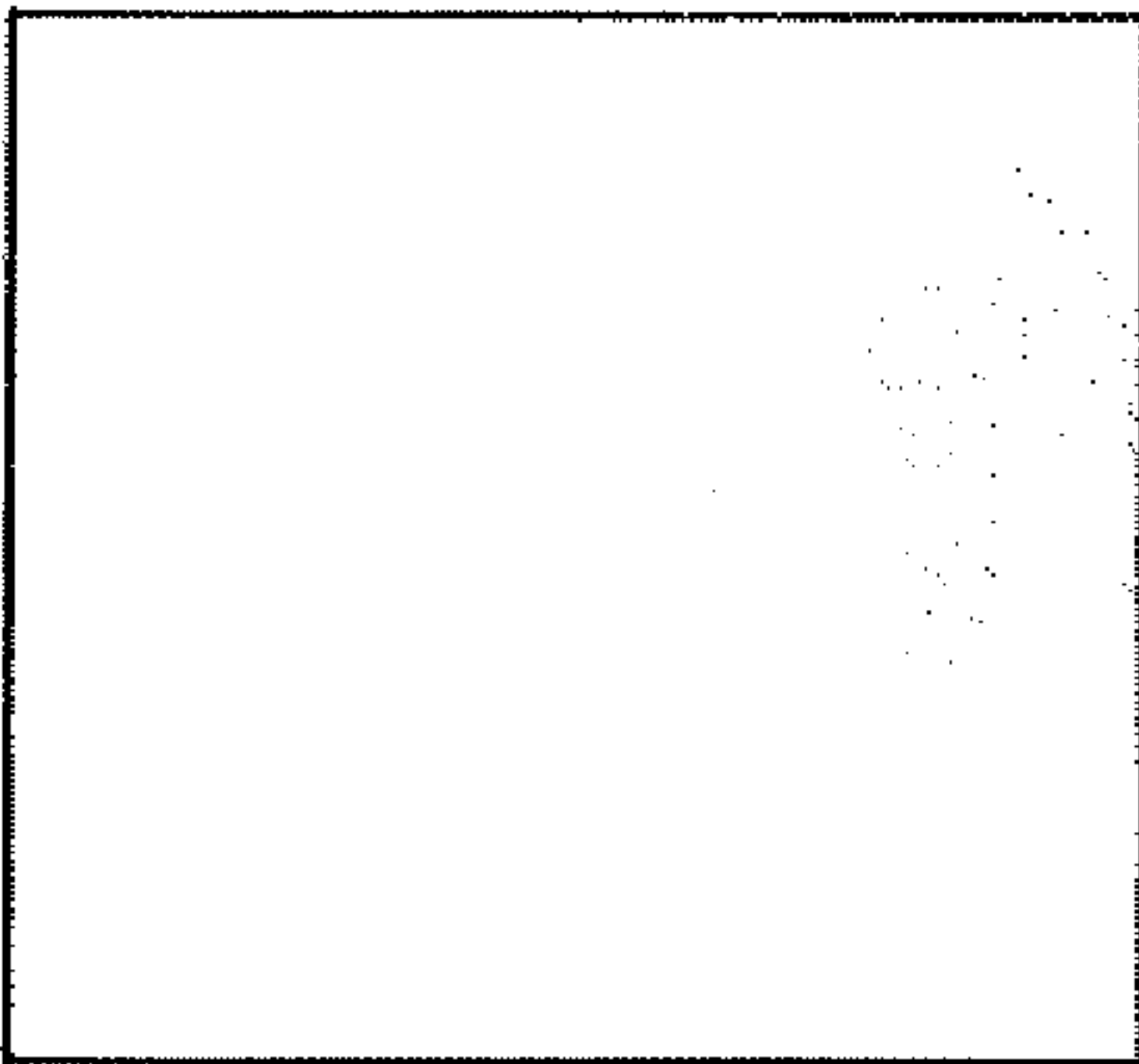
By: _____ (SEAL)
Title: _____

State of Pennsylvania - County of Berks

I, the undersigned Notary Public of the County and State aforesaid, certify Lesa J. Dickenson and Michael T. Dickenson 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 28th day of ~~July~~^{June}, 2018.

My Commission Expires:
6.9.19

Laree Gottschall
Laree Gottschall Notary Public
Notary's Printed or Typed Name



(Affix Seal)

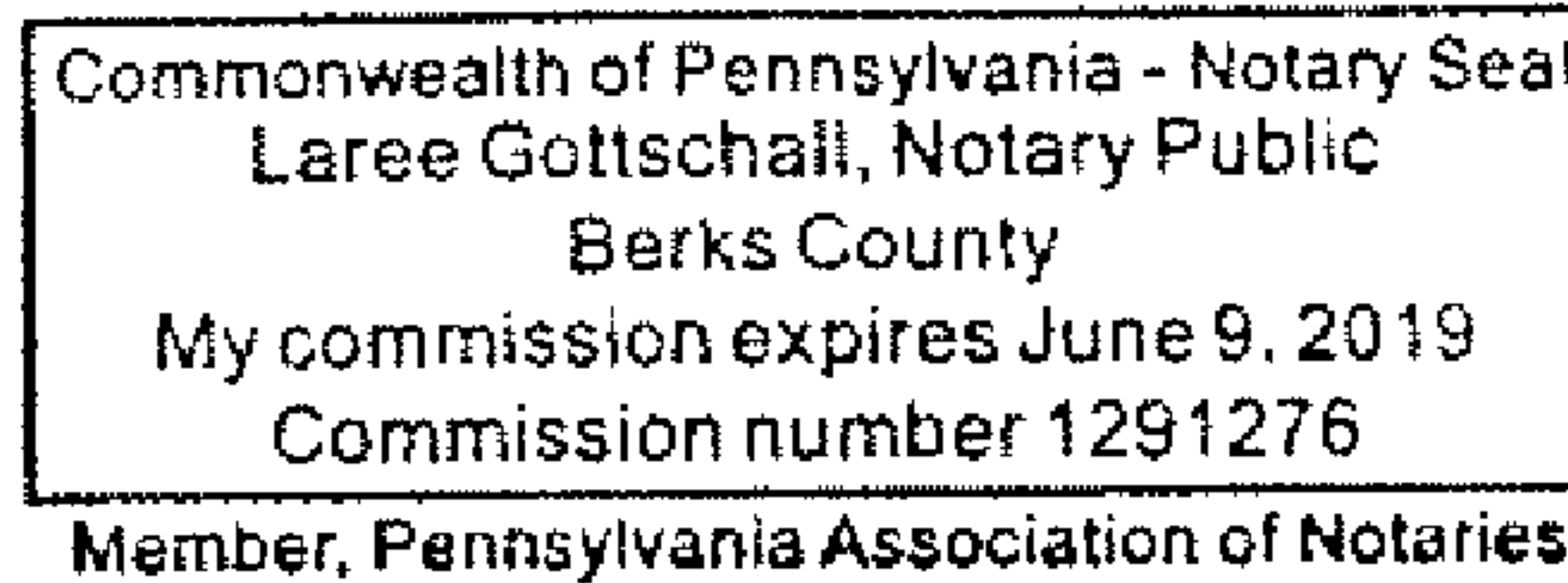


Exhibit A

BEGINNING at a nail set located in the Southwestern corner of that property as conveyed by deed to William Brian Roberts as recorded in Deed Book 667, Page 79, Henderson County Registry; said beginning point also being located in the center line of the Turnpike Road (SR # 1328); and running from said beginning point South 83 deg. 11 min. 57 sec. East 351.59 feet to an iron pipe found; and running thence South 12 deg. 26 min. 05 sec. West 54.71 feet to an iron pipe found; and running thence North 87 deg. 54 min. 42 sec. West 76.51 feet to an iron pipe found; running thence South 31 deg. 19 min. 48 sec. West 36.16 feet to an iron pipe found; and running thence North 58 deg. 57 min. 27 sec. West 309.85 feet to a nail set located in the center line of Turnpike Road; and running thence with the center line of said road North 39 deg. 32 min. 09 sec. East 24.39 feet to an iron pin; and running thence North 36 deg. 05 min. 22 sec. East 54.54 feet to an iron pin; and running thence North 32 deg. 24 min. 46 sec. East 20.60 feet to the point and place of beginning, and containing .865 acre, more or less, according to survey by Hafler Land Surveying, captioned "Property of: Shaun T. & Rosemary Marie O'Lanry", dated February 23, 1990 and identified as Project No. 90006, and being all of Lot #13 of Pine Lake Subdivision. Being the same property conveyed Boyce Brogden and wife, Rebecca Brogden in deed recorded in Deed Book 709, Page 638, Henderson County Registry.

Subject to the right of way of Turnpike Road.

Subject to the following restrictive covenants: (1) The above described property shall be used only for single family dwellings with a minimum of 1100 square feet of living area. Basements, unfurnished attic space, other storage space, garages, carport, porches or other areas not enclosed by the main structure shall not be considered floor space in meeting the above requirements (2) Grantees will not cause nor allow any offensive activity to be carried on upon said premises nor harbor nor shelter any animal whatsoever excepting domestic pets, such as dogs and cats. (3) There shall be no resubdivision of the above described property. (4) No structure of a temporary character, trailer, basement, tent, shack, garage, or other outbuilding shall be used on said lot as residence permanently. (5) No portion of the above described property shall be used as a roadway to gain across to adjacent lands unless the adjacent land is owned by the Grantor herein, or by his heirs. (6) No obnoxious or offensive trade or activity shall be carried on upon the above described lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. (7) No unsanitary conditions prejudicial to the public health shall be permitted. All sewage shall be disposed by septic tanks, approved by the State Board of Health until such a time as a regular sewage system becomes available. No liquid waste of any description shall be drained, dumped, or disposed of any way into open ditches or water courses except approved by the State Board of Health. Trash, garbage or other waste shall be kept in sanitary containers until disposed of. No portion of the above described lot shall be used or maintained as a dumping ground for rubbish.