



This document presented and filed:  
12/07/2020 12:56:26 PM

WB

WILLIAM LEE KING, Henderson COUNTY, NC  
Transfer Tax: \$490.00

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 490.00

Parcel Identifier No. 108655 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_  
By: \_\_\_\_\_

Mail/Box to: The Collie Law Firm, 1645 Asheville Hwy, Hendersonville, NC 28791

This instrument was prepared by: The Collie Law Firm, 1645 Asheville Hwy, Hendersonville, NC 28791

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 4th day of December, 2020, by and between

GRANTOR

GRANTEE

Rebecca Fair Nabers Waggoner, single  
41 Tarheel Drive  
Flat Rock, NC 28731

Nicole L. Paige, single  
191 Fairground Ave  
Hendersonville, NC 28792

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, parcel of land or condominium unit situated in the City of \_\_\_\_\_, \_\_\_\_\_ 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 1670 page 216.

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

A map showing the above described property is recorded in Plat Book \_\_\_\_\_ page \_\_\_\_\_.

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:

Restrictive covenants recorded in Book 426, Page 153, Henderson County Registry.

Book 3612  
Page 272

Easements and Restrictions of record.

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

\_\_\_\_\_  
(Entity Name) Rebecca Fair Nabers Waggoner (SEAL)  
Print/Type Name: Rebecca Fair Nabers Waggoner

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

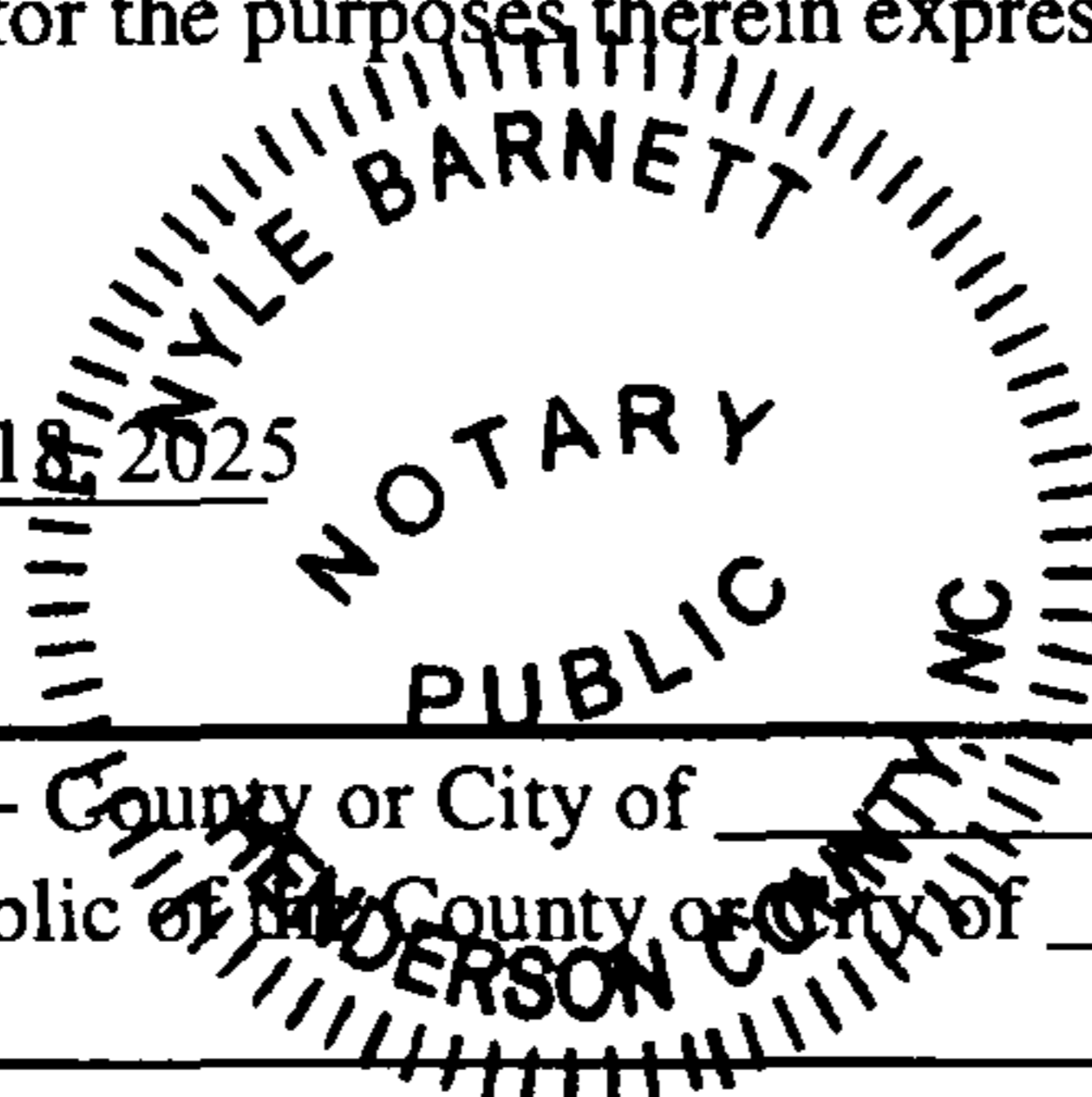
By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

State of North Carolina - County or City of Henderson

I, the undersigned Notary Public of the County or City of Henderson and State aforesaid, certify that Rebecca Fair Nabers Waggoner, unmarried 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 4th day of December, 2020.

My Commission Expires: September 18, 2025  
(Affix Seal)



Nyle Barnett  
Notary Public  
Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_

I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
(Affix Seal)

\_\_\_\_\_  
Notary Public  
Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_

I, the undersigned Notary Public of the County or City of \_\_\_\_\_ 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 \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
(Affix Seal)

\_\_\_\_\_  
Notary Public  
Notary's Printed or Typed Name

**EXHIBIT A**

**LYING AND BEING IN HENDERSONVILLE TOWNSHIP,  
HENDERSON COUNTY, NORTH CAROLINA**

**BEGINNING** at a stake in the Western margin of Fairground Avenue, Douglas's Southeastern corner (now or formerly), and running with the Western margin of Fairground Avenue, South 100 feet to a stake; thence West 140 feet to a stake; thence North 19 degrees West 63 feet to a stake in Brown's line (now or formerly); thence with Brown's line, North 40 feet to a stake, Douglas's Southwest corner; thence with the Douglas line East 160 feet to the **BEGINNING**.

**TOGETHER WITH and SUBJECT TO** the benefits and burdens of those restrictive covenants as recorded in Deed Book 426 at Page 153, Henderson County Registry.

**AND BEING** the same property conveyed to Rebecca Fair Nabers Waggoner by Deed recorded on July 7, 2016, in Deed Book 1670, at Page 216, Henderson County Registry.