

BK 3245 PG 491 - 493 (3)

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Fee: \$26.00

Henderson County, North Carolina

William Lee King, Register of Deeds

**CORRECTIVE
NORTH CAROLINA NON-WARRANTY DEED**

Excise Tax: \$ 0.00

Parcel Identifier No. 0301091 Verified by _____ County on the ____ day of _____, 20 ____
By: _____

Mail/Box to: WHITNEY STATON HEBERT, Staton Law, P.A., 210 Third Avenue West, Hendersonville, NC 28739

This instrument was prepared by: Staton Law, P.A., 210 Third Avenue West, Hendersonville, NC 28739

Brief description for the Index: 292 Shady Summit

THIS DEED made this 16th day of March, 20 18, by and between

GRANTOR	GRANTEE
Oak Trust #304 PO Box #304 Arden, NC 28704.	Thomas C. James 292 Shady Summit Road 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 _____, _____ Township, Henderson County, North Carolina and more particularly described as follows:

See Exhibit A Attached Hereto and Incorporated by Reference

WHEREAS, this Deed is being prepared to correct that the name of the Grantee was listed in the wrong order on the deed recorded in Deed Book 3175 in Deed Page 349, Henderson County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1664 page 495.

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.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

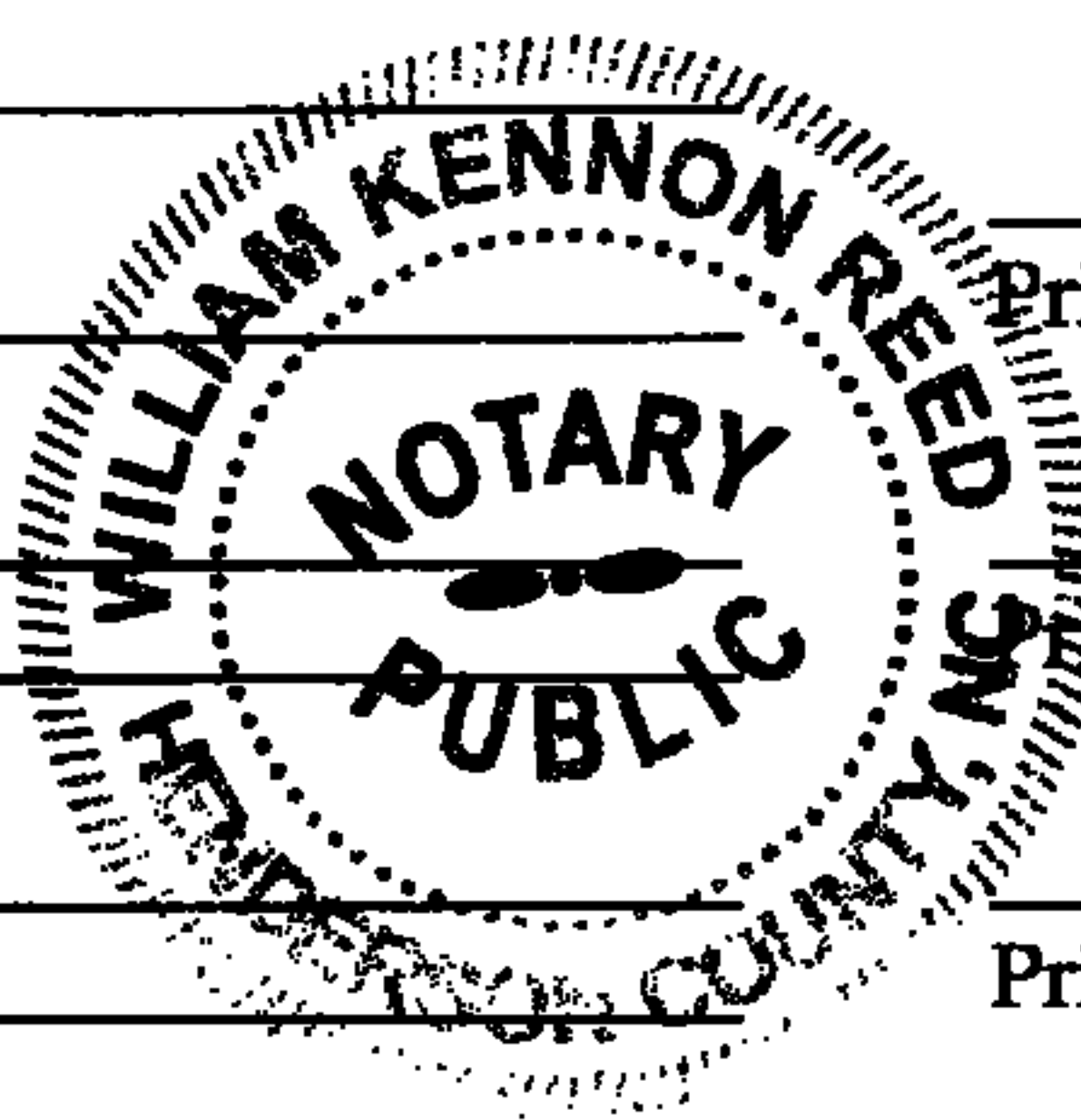
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

By: _____ (Entity Name) William F. Thorton, trustee (SEAL) Print/Type Name: William F. Thorton, trustee

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 William F. Thorton, Trustee of the Oak Trust #304 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 24 day of August, 2018.

My Commission Expires: 3/28/2019 (Affix Seal)

William Kennon Reed 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'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's Printed or Typed Name

ATTACHMENT

BEGINNING at a point in the center of a twenty foot (20') right of way leading through the James S. Dowsett property, said point being the northeastern corner on said right of way, of the tract of land conveyed to Evergreen Fellowship Inc., by deed recorded in Deed Book 566 at Page 375 Henderson County Registry; and running from said beginning point, with the center of the said twenty foot (20') right of way, South 82 deg. 03 min. 16 sec. East 217.80 feet to a point; thence leaving said right of way and running in a new line, South 07 deg. 35 min. 06 sec. West 200 feet to a stake; thence North 82 deg. 03 min. 06 sec. West 217.80 feet to a stake, a corner of the Evergreen Fellowship, Inc., property, thence with the line of the Evergreen Fellowship, Inc., property, North 07 deg. 35 min. 06 sec. East 200 feet to the point and place of BEGINNING, and containing one acre more or less.

There is also conveyed herewith the right of ingress to and egress from the above described property, Along the twenty foot right of way, which leads in a westerly direction to the public road.

BEING all of that property described in a deed to Patrick Henry Nelson, Jr. recorded at Book 600, Page 25 of said County Registry.

AND BEING the same property as described in deed recorded in Deed Book 1664, Page 495 of the Henderson County Registry.