

BK 441 PG 41 - 43

Excise Tax: \$504.00 Recording Time, Book and Page
Tax Lot No.: P32-74
Verified by Polk County:

Mail after recording to: Goosman, Rose, Colvard & Cramer, P.A., 77 Central Avenue, Suite H, Asheville, NC 28801
This instrument was prepared by: Feagan Law Firm, PLLC, P.O. Box 309, Columbus, North Carolina 28722
Brief description for the Index

Lot 90, Piney Mountain Subdivision
Phase IV, Section 1

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 3rd day of June, 2019, by and between

GRANTOR	GRANTEE
<p>SUSAN PONDER-STANSEL and Husband, DAVID R. STANSEL</p> <p>Address: 573 Wooded Crossing Circle St. Augustine, FL 32084</p>	<p>W. F. AGERTON, unmarried</p> <p>Address: 413 Wesley Lane Saluda, NC 28773</p> <div style="text-align: right;"></div>

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 White Oak Township, Polk County, North Carolina and more particularly described as follows:

BEING THE IDENTICAL PROPERTY DESCRIBED IN THE ATTACHED EXHIBIT "A" WHICH IS INCORPORATED HEREIN BY REFERENCE AS IF FULLY SET FORTH

Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Submitted electronically by "Goosmann Rose Colvard & Cramer, PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Polk County Register of Deeds.

THE ABOVE DESCRIBED PROPERTY IS NOT GRANTOR'S PRIMARY RESIDENCE FOR PURPOSES OF N.C.G.S. 105-317.2(2).

The property hereinabove described was acquired by Grantor by instrument recorded in Book 287, Page 684 of the Polk County Registry.

A map showing the above described property is recorded in Card File E, Page 145.

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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

- a. Subject to any applicable provisions of Polk County zoning ordinances;
- b. Subject to such road and utility easements as may appear by reference to the public records of the Polk County Registry and by reference to a physical inspection of the subject property, including specifically the right of way for subdivision roads serving Piney Mountain Subdivision as shown upon the official Subdivision Plats;
- c. Subject specifically to the Supplemental Declaration of Covenants and Restrictions as set forth in the legal description on the attached Exhibit "A";
- d. Subject to the Covenant as to Road Maintenance in Piney Mountain Subdivision as recorded in Book 214, Page 1259 of the Polk County Registry;
- e. Subject to the View Easement as referenced in the legal description on the attached Exhibit "A".

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Susan Ponder Stansel (SEAL)
SUSAN PONDER-STANSEL

David R. Stansel (SEAL)
DAVID R. STANSEL

SEAL-STAMP STATE OF FLORIDA, COUNTY OF St Johns

I, a Notary Public of the County and State aforesaid, certify that Susan Ponder-Stansel and husband, David R. Stansel, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 3 day of June, 2019.

My commission expires: Nov 22 2019

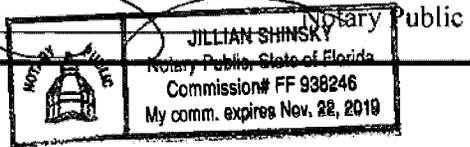


EXHIBIT A

BEING Lot Number 90, containing 1.02 acres, more or less, as shown and delineated upon a plat entitled "PINEY MOUNTAIN," Phase 4, Section 1, White Oak Twp., Polk Co., No. Car., dated July 6, 2001, and prepared by Butler Associates, Reg. Land Surveyor, Tryon, N.C., (L-3033), which plat is duly recorded in Card File E, Page 145 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 Lot, pursuant to North Carolina General Statutes, Section 47-30(g).

TOGETHER with a perpetual easement for purposes of ingress and egress to and from the subject property across all the subdivision roads serving Piney Mountain Subdivision, including but not limited to Wesley Drive, as shown upon the above-referenced Plat and all other recorded Subdivision Plats for Piney Mountain Subdivision.

The above described property is conveyed subject to that certain Supplemental Declaration of Covenants and Restrictions for Piney Mountain Subdivision, Phase IV, Section I, which is recorded in Book 277 at Page 328 of the Polk County Registry;

The above described property is conveyed subject to a View Easement area as shown upon the recorded plat referenced hereinabove and as the same is more fully described in the aforesaid Declaration of Covenants and Restrictions applicable to Piney Mountain.

There is also hereby conveyed a perpetual easement for the common use of a shared well located on Lot 81 of Piney Mountain Subdivision for the furnishing of water for residential purposes to lots located in Piney Mountain Subdivision, Phase IV, Section 1. Said easement being conveyed subject to each of the specific terms and conditions for use and maintenance of said well/water system as are set forth in particularity in that certain Water System Disclosure serving Piney Mountain Subdivision, Phase IV, Section 1; which Disclosure has previously been received and acknowledged by Grantee.

WJA