

Doc ID: 004855330003 Type: CRP  
Recorded: 06/29/2021 at 11:50:02 AM  
Fee Amt: \$1,144.00 Page 1 of 3  
Revenue Tax: \$1,118.00  
Polk, NC  
Sheila Whitmire Register of Deeds  
BK **460** PG **2155-2157**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$1,118.00

Parcel Identifier No. T15-E1 Verified by Polk County on the \_\_\_\_\_ day of June, 2021.

By: \_\_\_\_\_

Assessor II  
Collector I  
Land Use

Mail/Box to: William A. McFarland, Jr., McFarland and McFarland, PLLC, 39 South Trade Street, Tryon, NC 28782

~~4~~ This instrument was prepared by: William A. McFarland, Jr., McFarland and McFarland, PLLC  
39 South Trade Street, Tryon, NC 28782

Brief description for the index: 941 Carolina Drive, Tryon, NC 28782

THIS DEED made this 23<sup>rd</sup> day of June, 2021 by and between

**GRANTOR**

**MARK A. O'NEIL and BRETT L. LOWERY,**  
as husband and husband, community property  
with right of survivorship,

Mailing Address:  
56 Stone Ridge Lane  
Tryon, NC 28782

**GRANTEE**

**ERIC SCRUDDERS and wife,**  
**TAMARA SCRUDDERS**

Mailing Address:  
941 Carolina Drive  
Tryon, NC 28782

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 valuable consideration paid by the Grantee, the receipt being 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 Town of Tryon, Tryon Township, Polk County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto for legal description.

The above described property does ~~(X)~~ does not ( ) include the primary residence of the Grantor herein.

This instrument was prepared by William A. McFarland, Jr., a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing firm to the county tax collector upon disbursement of closing proceeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 429, Page 2023, Polk County Registry.

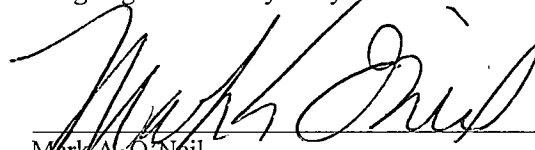
A map showing the above described property is recorded in Card File F, Page 1281, Polk County Registry.

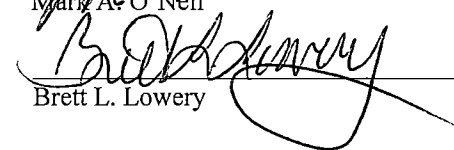
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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:

- A. Subject to rights of way for all public and subdivision streets, roadways and/or easements, specifically right of way for Carolina Drive;
- B. Subject to rights of way for all public utilities;
- C. Subject to the restrictive and protective covenants applicable to Gillette Woods Subdivision;
- D. Subject to applicable zoning ordinances.

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

  
 \_\_\_\_\_ (SEAL)  
 Mark A. O'Neil

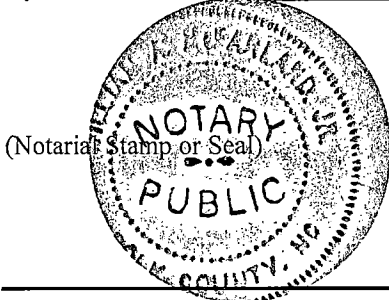
  
 \_\_\_\_\_ (SEAL)  
 Brett L. Lowery

State of North Carolina - County of Polk

I, William A. McFarland, Jr., a Notary Public of the County and State aforesaid, certify that MARK A. O'NEIL and BRETT L. LOWERY 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 29 day of June, 2021.

My Commission Expires: 2/4/2023

  
 \_\_\_\_\_  
 Notary Public



**EXHIBIT "A"**

**LEGAL DESCRIPTION FOR NORTH CAROLINA GENERAL WARRANTY DEED FROM MARK A. O'NEIL AND BRETT L. LOWERY, AS HUSBAND AND HUSBAND, COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, GRANTOR, TO ERIC SCRUDDERS AND WIFE, TAMARA SCRUDDERS, GRANTEE**

BEING all of that certain tract or parcel of land, containing 1.09 acres, more or less, as shown and delineated on that certain plat entitled, "Survey For Mark Allen O'Neil & Brett Lewis Lowery, Tryon Twp., Polk Co., No. Car.," dated August 31, 2017 and prepared by Butler Associates, Registered Land Surveyor, said plat being duly recorded in Card File F, Page 1281, 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 property pursuant to North Carolina General Statutes 47-30(g).