



Doc ID: 004475100005 Type: CRP  
Recorded: 03/31/2015 at 01:41:21 PM  
Fee Amt: \$526.00 Page 1 of 5  
Revenue Tax: \$500.00  
Polk, NC  
Sheila Whitmire Register of Deeds

BK 412 PG 63-67

Excise Tax \$500.00 Recording Time, Book and Page  
Tax Lot No. P45-194 Parcel Identifier No.  
Verified by Polk County on the day of , 2015  
By Tax Administrator

Mail after recording to See Below.  
This instrument was prepared by Feagan Law Firm, PLLC, P.O. Box 309, Columbus, North Carolina 28722  
Brief description for the Index

Lot 8 (4.49 ac), White Oak Mtn. Sub.

NORTH CAROLINA GENERAL WARRANTY DEED



THIS DEED made this 31st day of March, 2015, by and between

GRANTOR

GRANTEE

ROSE G. KOONTZ (unmarried),  
By and Through her Attorney-in-Fact,  
SHERRY A. KOONTZ

SHERRY A. KOONTZ (unmarried)

CHRISTY L. HEUSSNER and Husband,  
ROBERT A. HEUSSNER, By and  
Through his Attorney-in-Fact,  
CHRISTY L. HEUSSNER

KATHY L. KOONTZ (unmarried)  
By and Through her Attorney-in-Fact,  
SHERRY A. KOONTZ

KELLY J. KOONTZ and Husband,  
STEVEN L. ARABIA, By and Through  
their Attorney-in-Fact,  
SHERRY A. KOONTZ

SHERRY A. KOONTZ, as Trustee of  
Special Needs Trust fbo  
MICHAEL WRIGHT KOONTZ

Mailing Address: Sherry A. Koontz  
7016 Bloomsbury Lane  
Spotsylvania, VA 22553

JESSE M. NAVARRO and Wife,  
CRYSTAL J. NAVARRO

Mailing Address: 50 Hemlock Court  
Columbus, NC 28722

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 City of N/A, Columbus Township, Polk County, North Carolina and more particularly described as follows:

Being the identical property described on the attached Exhibit "A" which is incorporated herein by reference as if fully set forth.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 366, Page 2124 of the Polk County Registry.

A map showing the above-described property is recorded in Card File C, Page 740.

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/or by reference to a physical inspection of the subject property;
- c. Subject to the restrictions for White Oak Mountain Subdivision 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.

*Rose G. Koontz by and through her Attorney-in-Fact Sherry A. Koontz*  
 \_\_\_\_\_ (SEAL)  
 ROSE G. KOONTZ, by and through her Attorney-in-Fact, SHERRY A. KOONTZ

*Sherry A. Koontz*  
 \_\_\_\_\_ (SEAL)  
 SHERRY A. KOONTZ

*Robert A. Heussner, by and through his Attorney-in-Fact,*

*Christy L. Heussner*  
 \_\_\_\_\_ (SEAL)  
 CHRISTY L. HEUSSNER

*Christy L. Heussner*  
 \_\_\_\_\_ (SEAL)  
 ROBERT A. HEUSSNER, by and through his Attorney-in-Fact, CHRISTY L. HEUSSNER

*Kathy L. Koontz, by and through her Attorney-in-Fact Sherry A. Koontz*  
 \_\_\_\_\_ (SEAL)  
 KATHY L. KOONTZ, by and through her Attorney-in-Fact, SHERRY A. KOONTZ

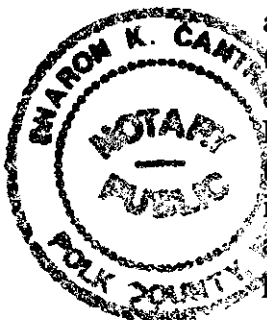
*Sherry A. Koontz, as Trustee of Special Needs Trust fbo Michael Wright Koontz*  
 \_\_\_\_\_ (SEAL)  
 SHERRY A. KOONTZ, as Trustee of Special Needs Trust fbo MICHAEL WRIGHT KOONTZ

*Kelly J. Koontz, by and through her Attorney-in-Fact Sherry A. Koontz*  
 \_\_\_\_\_ (SEAL)  
 KELLY J. KOONTZ, by and through her Attorney-in-Fact, SHERRY A. KOONTZ

*Steven L. Arabia, by and through his Attorney-in-Fact Sherry A. Koontz*  
 \_\_\_\_\_ (SEAL)  
 STEVEN L. ARABIA, by and through his Attorney-in-Fact, SHERRY A. KOONTZ

SEAL-STAMP

NORTH CAROLINA, POLK County.



I, Sharon K. Cantrell, a Notary Public, do hereby certify that **Sherry A. Koontz**, Attorney-in-Fact for **Rose G. Koontz**, personally appeared before me this day, and being by me duly sworn, says that she executed the foregoing and annexed instrument for and in behalf of **Rose G. Koontz**, and that the authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the Office of the Register of Deeds for Polk County, North Carolina, on the 31st day of March, 2015, in Book \_\_\_\_\_, Page \_\_\_\_\_, and that this instrument was executed under and by virtue of the authority given by said instrument granting her Power of Attorney; that the said **Sherry A. Koontz** acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said **Rose G. Koontz**..

Witness my hand and official stamp or seal, this 31st day of March, 2015.

My commission expires: 09-28-2018 Sharon K. Cantrell Notary Public

SEAL-STAMP

NORTH CAROLINA, POLK County.



I, a Notary Public of the County and State aforesaid, certify that SHERRY A. KOONTZ (unmarried), Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 31st day of March, 2015.

My commission expires: 09-28-2018 Sharon K. Cantrell Notary Public

SEAL-STAMP

NORTH CAROLINA, POLK County.



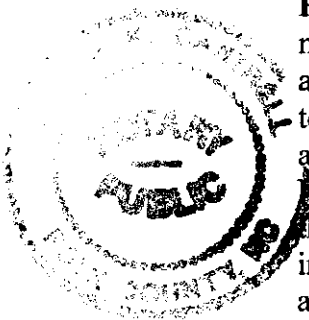
I, a Notary Public of the County and State aforesaid, certify that CHRISTY L. HUESSNER (married), Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 31st day of March, 2015.

My commission expires: 09-28-2018 Sharon K. Cantrell Notary Public

SEAL-STAMP

NORTH CAROLINA, POLK County.

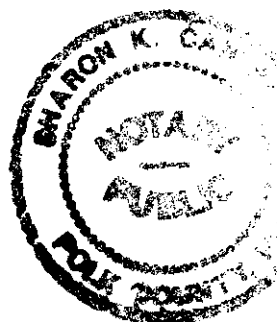


I, Sharon K. Cantrell, a Notary Public, do hereby certify that **Christy L. Heussner**, Attorney-in-Fact for **Robert A. Heussner**, personally appeared before me this day, and being by me duly sworn, says that she executed the foregoing and annexed instrument for and in behalf of **Robert A. Heussner**, and that the authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the Office of the Register of Deeds for Polk County, North Carolina, on the 31st day of March, 2015, in Book \_\_\_\_\_, Page \_\_\_\_\_, and that this instrument was executed under and by virtue of the authority given by said instrument granting her Power of Attorney; that the said **Christy L. Heussner** acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said **Robert A. Heussnr**..

Witness my hand and official stamp or seal, this 31st day of March, 2015.

My commission expires: 09-28-2018 Sharon K. Cantrell Notary Public

SEAL-STAMP



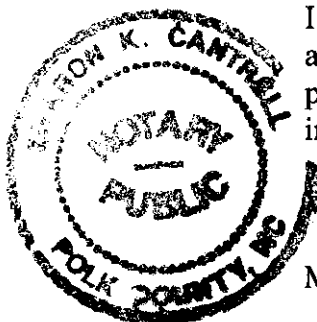
NORTH CAROLINA, POLK County.

I, Sharon K. Cantrell, a Notary Public, do hereby certify that **Sherry A. Koontz**, Attorney-in-Fact for **Kathy L. Koontz**, personally appeared before me this day, and being by me duly sworn, says that she executed the foregoing and annexed instrument for and in behalf of **Kathy L. Koontz**, and that the authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the Office of the Register of Deeds for Polk County, North Carolina, on the 31st day of March, 2015, in Book \_\_\_\_\_, Page \_\_\_\_\_, and that this instrument was executed under and by virtue of the authority given by said instrument granting her Power of Attorney; that the said **Sherry A. Koontz** acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said **Kathy L. Koontz**.

Witness my hand and official stamp or seal, this 31st day of March, 2015.

My commission expires: 09-28-2018 Sharon K. Cantrell Notary Public

SEAL-STAMP



NORTH CAROLINA, POLK County.

I, a Notary Public of the County and State aforesaid, certify that SHERRY A. KOONTZ, as Trustee of Special Needs Trust fbo MICHAEL WRIGHT KOONTZ, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 31st day of March, 2015.

My commission expires: 09-28-2018 Sharon K. Cantrell Notary Public

SEAL-STAMP



NORTH CAROLINA, POLK County.

I, Sharon K. Cantrell, a Notary Public, do hereby certify that **Sherry A. Koontz**, Attorney-in-Fact for **Kelly J. Koontz and Husband, Steven L. Arabia**, personally appeared before me this day, and being by me duly sworn, says that she executed the foregoing and annexed instrument for and in behalf of **Kelly J. Koontz and Husband, Steven L. Arabia**, and that the authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the Office of the Register of Deeds for Polk County, North Carolina, on the 31st day of March, 2015, in Book \_\_\_\_\_, Page \_\_\_\_\_, and that this instrument was executed under and by virtue of the authority given by said instrument granting her Power of Attorney; that the said **Sherry A. Koontz** acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said **Kelly J. Koontz and Husband, Steven L. Arabia**.

Witness my hand and official stamp or seal, this 31st day of March, 2015.

My commission expires: 09-28-2018 Sharon K. Cantrell Notary Public

Exhibit "A"

BEING all of Lot 8, containing 4.49 acres, more or less, and being shown and delineated on that certain plat entitled "Shunkawakan Corporation, Columbus Twp., Polk Co., No. Car.", dated December 20, 1995, and prepared by Butler Associates, Registered Land Surveyor, said plat being duly recorded in Card File C, Page 740, 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, Section 47-30(g).

The above-described property is conveyed SUBJECT TO those reservations, restrictions, covenants, provisions, and conditions applicable to White Oak Mountain Subdivision, recorded in Book 165, Page 1884 of the Polk County Registry.

There is ALSO CONVEYED a perpetual right of way and easement for the purposes of ingress, egress, and regress, over and along the private roads, specifically Hemlock Trail North and Hemlock Court, leading from the above-described property throughout White Oak Mountain Subdivision, to be used by the Grantees, their heirs and assigns, and all other persons having a lawful right to use the same.

The above-described property was conveyed by Deed from Max Alfred Koontz and Wife, Rose Gwynn Koontz, to Max Alfred Koontz (75% interest) and Rose Gwynn Koontz (25% interest), and recorded on July 31, 2008, and recorded in Book 366, Page 2124 of the Polk County Registry. Max Alfred Koontz died February 13, 2012, a resident of Polk County, NC (See Estate File 12E-39), and his 75 % interest passed to his children as beneficiaries of his Last Will and Testament.