

BK 3904 PG 183 - 185 (3)

DOC# 978485

This Document eRecorded:

04/26/2022 02:19:46 PM

Fee: \$26.00

Henderson County, North Carolina

Tax: \$1,306.00

William Lee King, Register of Deeds

Excise Tax **\$1,306.00**

Recording Time, Book and Page

Tax Parcel Identification No.: **9965863**

Verified by Henderson County:

Mail after recording to: Phillip R. Feagan, Feagan Law Firm, PLLC

This instrument was prepared by: Feagan Law Firm, PLLC P.O. Box 309, Columbus, North Carolina 28722

Brief description for the Index

**Lot 8, 1.47 acres (+/-), Waggoners Way,
White's Lake Subdivision**

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 4th day of April, 2022, by and between

GRANTOR

GRANTEE

JONATHAN DAVID SPEAR, unmarried

**WILLIAM W. WAGONER and wife,
THERESA WAGONER**

Address: 106 Solis Court
Travelers Rest, SC 29690

Address: Post Office Box 807
Saluda, NC 28773

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.q. 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 Green River Township, Henderson 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

submitted electronically by "Feagan Law Firm"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Henderson County Register of Deeds.

THE ABOVE DESCRIBED PROPERTY IS GRANTOR'S PRIMARY RESIDENCE FOR THE PURPOSES OF N.C.G.S. 105-317.2(2)

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3272, Page 690, Henderson County Registry.

A map showing the above-described property is recorded in Slide 3306A.

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.

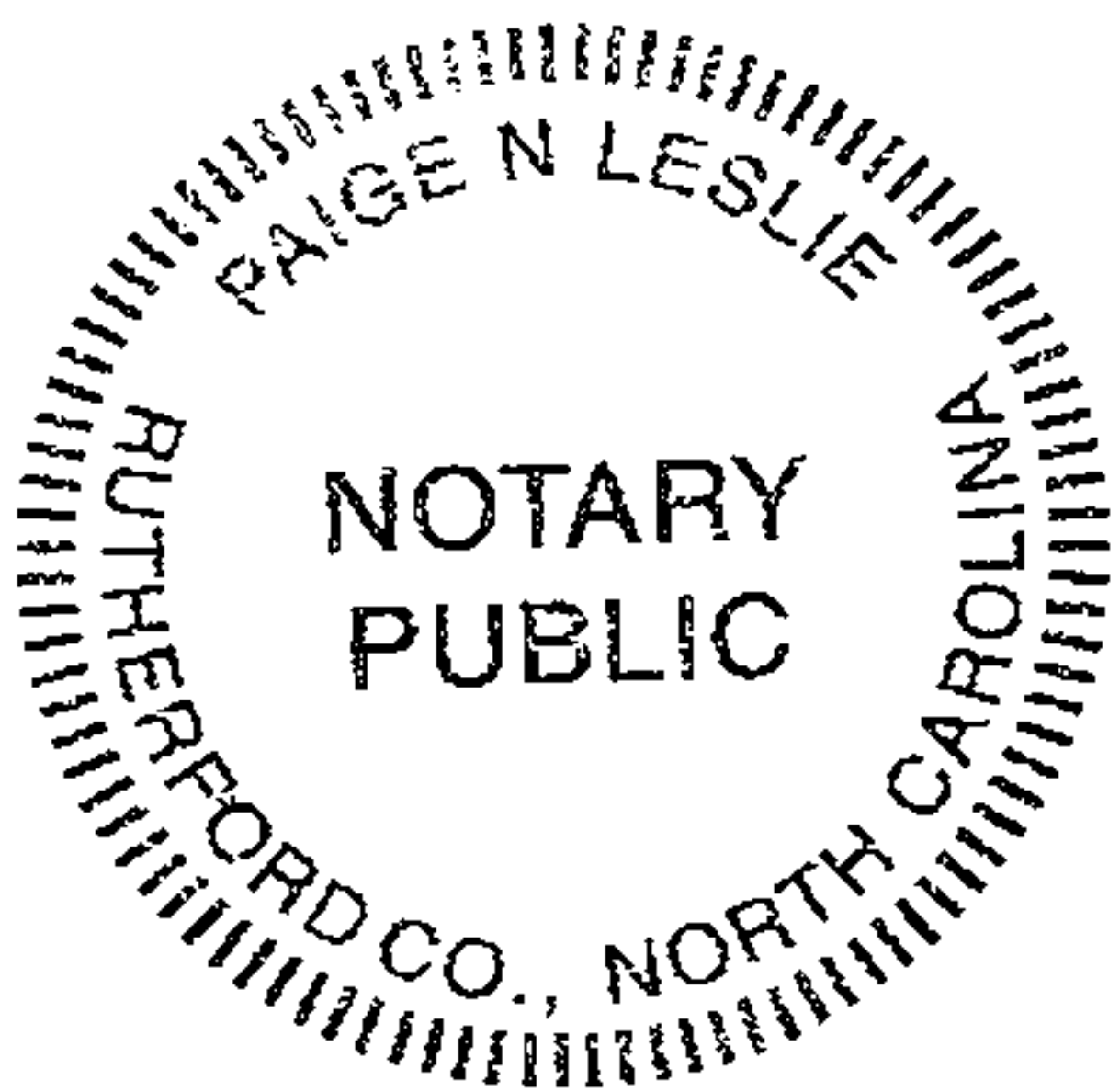
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

- a. Subject to all rights of way for public utilities;
- b. Subject to all rights of way for public or private streets, roadways, and/or easements;
- c. Subject to applicable Henderson County zoning ordinances;
- d. Subject to the Restrictions and Protective Covenants of White's Lake Subdivision, and any amendments thereto.

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.

 (SEAL)
JONATHAN DAVID SPEAR

SEAL-STAMP STATE OF NORTH CAROLINA, COUNTY OF POLK



I, a Notary Public of the County and State aforesaid, certify that Jonathan David Spear, 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 4th day of April, 2022.

My commission expires: MARCH 8, 2025



 Notary Public

EXHIBIT "A"

Being all of Lot 8, containing 1.47 acres, more or less, as shown and delineated upon a Plat entitled, "White's Lake Subdivision," Green River Township, Henderson County, North Carolina, dated December 1, 1999, and prepared by Steven Lloyd Waggoner, Waggoner & Rhodes Land Surveyors, Inc., Hendersonville, North Carolina, which Plat is duly recorded in Slide 3306A in the Office of the Register of Deeds for Henderson County, North Carolina; reference being made to said recorded Plat for a full and complete metes and bounds description of said tract, pursuant to North Carolina General Statutes Section 47-30(g).

TOGETHER WITH and SUBJECT TO a perpetual easement along the subdivision roads and specifically along White's Lake Boulevard leading from Macedonia Road (N.C.S.R. #1832) and Waggoner's Way to the subject property as shown on the above referenced plat for purposes of ingress and egress and as access to the subdivision common areas. Said easement being conveyed subject to such subdivision road maintenance fees or obligations as set forth in the Land Use Restrictions, Protective Covenants and Building Standards applicable to Whit's Lake Subdivision as referred to herein.

SUBJECT TO those certain Land Use Restrictions, Protective Covenants and Building Standards applicable to White's Lake Subdivision as recorded in Book 1012, Page 552, Henderson County Registry.

The above-described property is the identical property conveyed by Stephen Mathias and spouse Emily Mathias to Jonathan David Spear by deed dated November 17, 2018 and recorded in Book 3272, Page 690 of the Henderson County Registry.