

BK 449 PG 1811 - 1813

NORTH CAROLINA GENERAL WARRANTY DEED

Assessor PB

Collector PB

Land Use PB

Excise Tax: \$ 520.00

Parcel Identifier No. S14-B4 Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail/Box to: Whitney Staton, Staton Law, P.A., 112 North Washington Street, Hendersonville, NC 28739

This instrument was prepared by: Staton Law, P.A., 112 North Washington Street, Hendersonville, NC 28739

Brief description for the Index: _____

THIS DEED made this 26th day of May, 2020, by and between

GRANTOR

Peggy L. Wolf and spouse,
Darryl C. Olivier
100 Peaceful Hill Drive
Saluda, NC 28773

GRANTEE

Kathy G. Wheeler, unmarried
25 Pace St
Saluda, NC 28773

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

See Exhibit A Attached Hereto and Incorporated by Reference

Submitted electronically by "Staton Law P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Polk County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 432 page 737. 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 E page 2385.

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:

Subject to 2020 ad valorem property taxes.
Subject to easements, rights of way and restrictions of record.

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

(Entity Name) Peggy L. Wolf (SEAL)
Print/Type Name: Peggy L. Wolf

By: _____ Darryl C. Olivier (SEAL)
Print/Type Name: Darryl C. Olivier

Print/Type Name & Title: _____ _____
(SEAL)

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 Polk Henderson
I, the undersigned Notary Public of the County or City of Polk Henderson and State aforesaid, certify that Peggy L. Wolf, Darryl C. Olivier 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 26th day of May, 2020.

My Commission Expires: 10/31/22 Crystal Uhlenhake Notary Public
Notary's Printed or Typed Name

CRYSTAL UHLENHAKE
Notary Public, North Carolina
Henderson County
My Commission Expires
October 31, 2022

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: _____ Notary Public
(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: _____ Notary Public
(Affix Seal) _____ Notary's Printed or Typed Name

EXHIBIT A

BEING all of that certain tract or parcel of land containing 0.46 acres, more or less, as shown and delineated upon a plat entitled "Francie B. Markham, Saluda Twp., Polk Co., No. Car.", dated June 3, 2010, and prepared by Butler Associates, Professional Land Surveyor (L-3033), which plat is duly recorded in Card File Eat Page 2385, 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 tract, pursuant to North Carolina General Statutes § 47-30(g).

The above described property is conveyed TOGETHER WITH a perpetual, non-exclusive right of way and easement along the existing gravel drive connecting the above described property to Pace Street for purposes of ingress, egress, and regress to and from the said Pace Street, as shown upon the above referenced plat. Said gravel drive is to be used in common by the owners of the property shown as "Remaining Lands of James F. Burgess, Jr." on the aforementioned, recorded plat, their heirs and assigns, and Grantees, their heirs and assigns, with the cost of maintenance to be equally shared between the two parties. Grantees are expressly prohibited from parking in the area in front of the existing house located on the "Remaining Lands of James F. Burgess, Jr." and from parking in any manner that blocks or impedes access over the common driveway to said existing house as shown on the above referenced plat.

Grantees, their heirs and assigns, and the owners of the "Remaining Lands of James F. Burgess, Jr.", their heirs and assigns, shall each be entitled to the common use of the pond as located upon their respective properties, including the maintenance and operating expenses for the pond that shall be equally shared between said parties. Common expenses will include the costs of maintenance or replacing the dam, the man-made waterfall and the pump thereto, and monthly electric bills for the pump. Provided each party's use of the pond shall be in a manner which is respectful of the other party's property rights, and neither party shall use the pond or their property in a manner which would constitute a nuisance to the other party.

The above described property is identical to that property conveyed to Frances B. Markham by that certain deed from James F. Burgess, Jr., and wife, Kathreen H. Burgess, dated July 2, 2010, and recorded on July 2, 2010, in Book 381 at Page 1046, Polk County Registry.

The above conveyance does not include the primary residence of Grantors.

20L-398-WHEELER

25 Pace St, Saluda, NC 28773