



Excise Tax \$61.50

BOOK 202 PAGE 1281

STATE OF NORTH CAROLINA

Polk County

Office of Register of Deeds

Filed for record this the 5th day of June 1989 at 1 o'clock P.M.

and duly registered in said office this 5th day of June 1989 in

book 202 page 1281

Doris M. Joggins
Register of Deeds

Recording Time, Book and Page

Tax Lot No. S-11, Block A Parcel Identifier No. 3
Verified by Polk County on the 5th day of June, 1989
by Louise Cochran, Tax Assessor /dot

Mail after recording to 110 Edisto Avenue, Columbia, S.C. 29205

This instrument was prepared by Peagan and Foster, P.O. Box 309, Columbus, NC 28722

Brief description for the Index 0.262 acres, Town of Saluda

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 25th day of May, 1989, by and between

GRANTOR

GRANTEE

LYNWOOD C. MAGEE and Wife,
MARIE CANNON MAGEE

FRANK JOHN VERNBERG and Wife,
WINONA B. VERNBERG

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 Saluda Saluda Township,

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

BEING all of that certain tract or parcel of land containing 0.262 acres, more or less, as shown and delineated upon a plat entitled "FRANK JOHN VERNBERG AND WIFE, WINONA B.", Saluda Twp., Polk Co., N.C., dated June 1, 1988, updated and rechecked May 23, 1989, and prepared by William G. Bradley, Reg. Land Surveyor, Horse Shoe, NC (L-2653; Job No. 88/1402A), which plat is duly recorded in Card File A, Page 201, 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, Section 47-30(g).

The property hereinabove described was acquired by Grantor by instrument recorded in Book 163 at Page 699 of the Polk County Registry.

A map showing the above described property is recorded in Plat Book A page

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 applicable Town of Saluda zoning ordinances, if any;
- b. 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.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in his 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.

(Corporate Name)

By: President

ATTEST: Secretary (Corporate Seal)

USE BLACK INK ONLY

Lynwood C. Magee (SEAL)
LYNWOOD C. MAGEE

Marie Cannon Magee (SEAL)
MARIE CANNON MAGEE

(SEAL)

(SEAL)



NORTH CAROLINA, Polk County.

I, a Notary Public of the County and State aforesaid, certify that Lynwood C. Magee and wife, Marie Cannon Magee Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 25th day of May, 1989.

My commission expires: 3-27-91 A. Kim A. Levine (McCool) Notary Public

SEAL-STAMP

NORTH CAROLINA, County.

I, a Notary Public of the County and State aforesaid, certify that personally came before me this day and acknowledged that he is Secretary of

a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its

President, sealed with its corporate seal and attested by as its Secretary.

Witness my hand and official stamp or seal, this day of, 19.

My commission expires: Notary Public

The foregoing Certificate of A. Kim A. Levine (McCool), Notary Public,

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

David M. Siggins REGISTER OF DEEDS FOR Polk COUNTY

By Deputy/Assistant - Register of Deeds