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Type: CONSOLIDATED REAL PROPERTY
Recorded: 6/6/2022 4:30:02 PM
Fee Amt: \$26.00 Page 1 of 3
Revenue Tax: \$0.00
Rutherford County, NC
Rachel Thomas Register of Deeds

BK 2061 PG 2720 - 2722

Excise Tax \$0.00	Recording Time, Book and Page
Tax Lot No. _____ Parcel Identifier No. _____	
Verified by _____ County on the ____ day of _____, 20__.	
by _____	

Mail after recording to Barnwell & Long, PLLC, # 5
This instrument was prepared by Barnwell & Long, PLLC, licensed NC attorneys. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief Description for the index

Tract 1, Plat Book 112 at Page 115

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this _____ day of June, 2022, by and between

GRANTOR	GRANTEE
Amy Callahan and Gary Church, Jr, married to each other	Amy Callahan, Free Trader 168 Chasewood Dr Rutherfordton, NC 28139

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 _____ Township, Rutherfordton County, North Carolina and more particularly described as follows:

See attached "Exhibit A".

By execution of this Deed the Grantor, Claudia Alexandra Palomino Vargas, intends to release and quitclaim any and all rights of any kind or nature, past present or future to the above-described property unto the Grantee, Robert Calvin Wallace, III. Grantor further intends that the above-described property shall be the sole and separate property of Grantee, and that Grantee shall be free to convey, encumber, mortgage, and otherwise deal with the above-described property as Grantee's separate property without requiring notice or joinder of the undersigned Grantor. This conveyance is made relative to and pursuant to the provisions in North Carolina General Statutes Section 39-13.3, Section 39-7, Section 50-20 and Section 52-10. By signing this Waiver, the undersigned Grantor does relinquish and waive any and all rights to the above-described property arising solely out of the marriage of the parties, including but not limited to rights of inheritance in the property pursuant to NCGS 29-30 and Equitable Distribution pursuant to NCGS 50-20, or otherwise. Pursuant to North Carolina General Statutes 39-13.4, Grantor hereby authorizes Grantee to convey the above real property or any interest therein without the consent and joinder of Grantor herein, and any conveyances so made shall be valid to pass such title to such third party grantee, trustee and/or mortgagee as Grantee herein shall or may have.

Submitted electronically by "Barnwell & Long, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Rutherford County Register of Deeds.

Copy

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____, Page _____.

A map showing the above described property is recorded in Plat Book _____ at Page _____.


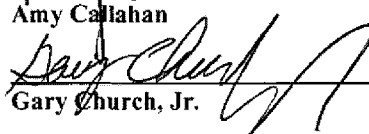
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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.

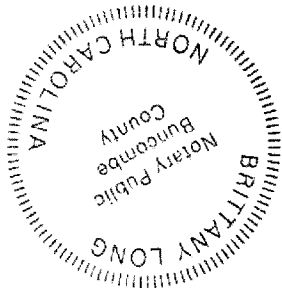
Title to the property hereinabove described is subject to the following exceptions:

- 1. Easements, restrictions and rights-of-way of record.
- 2. Ad valorem taxes for the year 2022.

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)
 Amy Callahan
 _____ (SEAL)
 Gary Church, Jr.

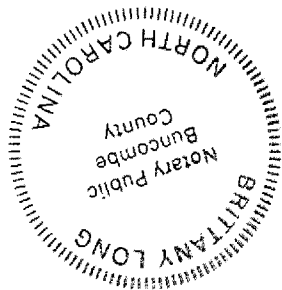
SEAL-STAMP



STATE OF NORTH CAROLINA, Buncombe County.
 I, the undersigned, a Notary Public of the County and State aforesaid, certify that Amy Callahan, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 3 day of June, 2022.

My commission expires: 3-3-25
 Notary Public

SEAL-STAMP



STATE OF NORTH CAROLINA, Buncombe County.
 I, the undersigned, a Notary Public of the County and State aforesaid, certify that Gary Church, Jr, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 3 day of June, 2022.

My commission expires: 3-3-25
 Notary Public

Copy

EXHIBIT A
PROPERTY DESCRIPTION
AMY CALLAHAN

LYING AND BEING in Chimney Rock Township, Rutherford County, North Carolina, and being more particularly described as follows:

BEING all of Lot 15 of Deerrun at lake Lure – Phase 1, as depicted on plat recorded in Plat Book 26 at Page 35 in the Office of the Register of Deeds for Rutherford County, North Carolina; reference to which Plat is hereby made for a more particular description of said Lot.

AND BEING all of that certain property described in deed recorded in Book 2053 at Page 2540 in the Office of the Register of Deeds for Rutherford County, North Carolina.