

BK 3874 PG 671 - 673 (3)

DOC# 974466

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Fee: \$26.00

Henderson County, North Carolina

Tax: \$650.00

William Lee King, Register of Deeds

Revenue Stamps \$650.00

Parcel Identifier No. 9652-62-3387

Prepared by: Cartner & Cartner Law Firm PA 7 Orchard St Ste 200 Asheville NC 28801

Mail after recording to: Cartner & Cartner Law Firm, PA 7 Orchard St. Ste. 200 Asheville NC 28801

Brief Description: 94 Cardwell Lane

All or a portion of the property herein conveyed ____ includes or X does not include the primary residence of a Grantor. This instrument was prepared by Anthony Fisichella a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED is made this 25 of February, 2022, by and between

JAMES W. PATE, JR. and DESTINIE PATE married to each other herein GRANTORS, whose address is

And

MACKENZIE KESTER and CHRISTOPHER SMITH, married to each other herein GRANTEE, whose address is 94 Cardwell Lane Fletcher NC 28732

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, the Grantor, for a valuable consideration paid by the Grantee, the receipt of which and sufficiency 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 parcel of land

PLEASE SEE ATTACHED EXHIBIT A INCORPORATED HEREIN BY REFERENCE

The property hereinabove described was acquired by Grantor by instrument recorded in **Book 3504, Page 472**, of the **Henderson** County Registry.

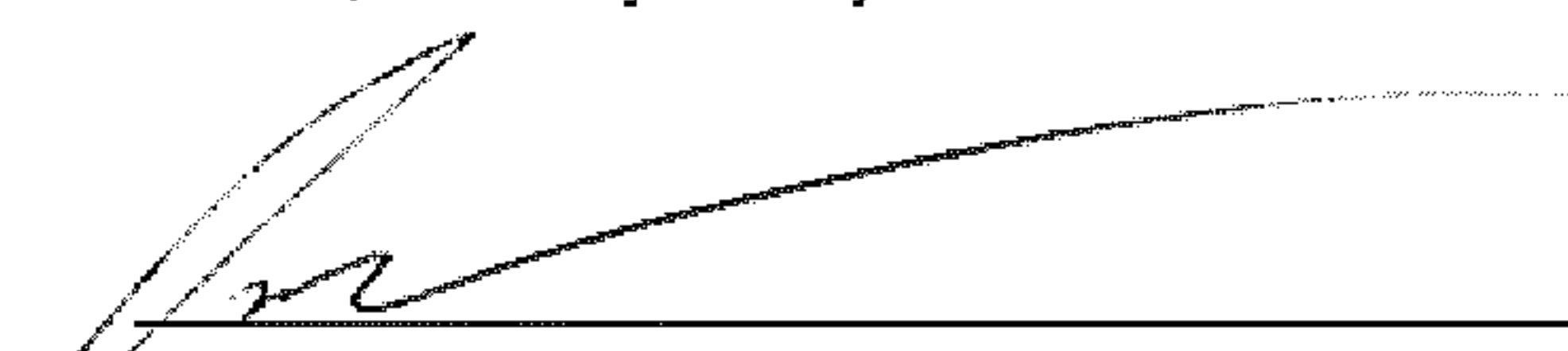
A map showing the above-described property is recorded in **Plat Slide 12106** of the **Henderson** County Registry.

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.

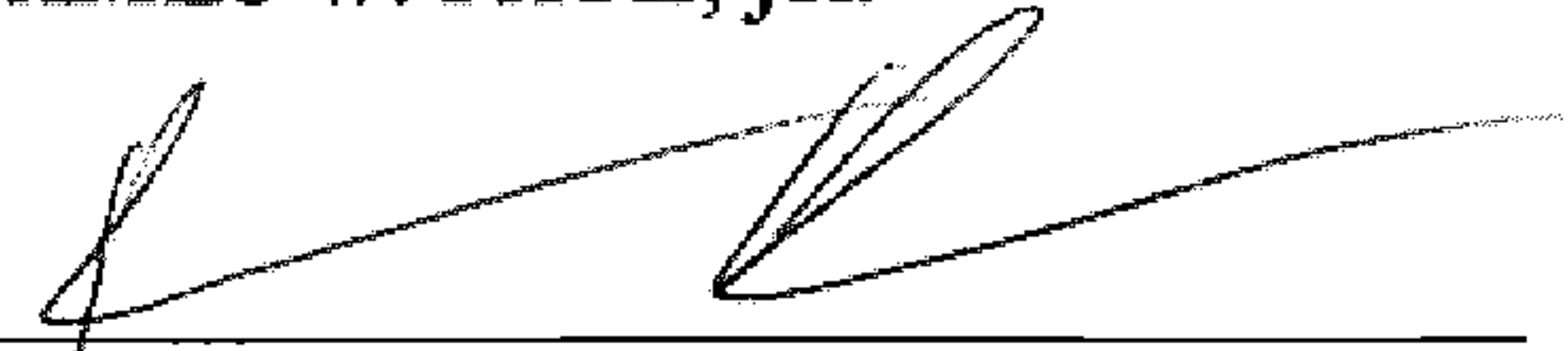
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against lawful claims of all persons whomsoever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

Title to the property hereinabove described is subject to the following exceptions: **Subject to easements and rights of way of record, and the use provisions of any governmental ordinance affecting the property herein conveyed.**

IN WITNESS WHEREOF, the Grantors has executed this instrument, the day and year first above written.



JAMES W. PATE, JR.

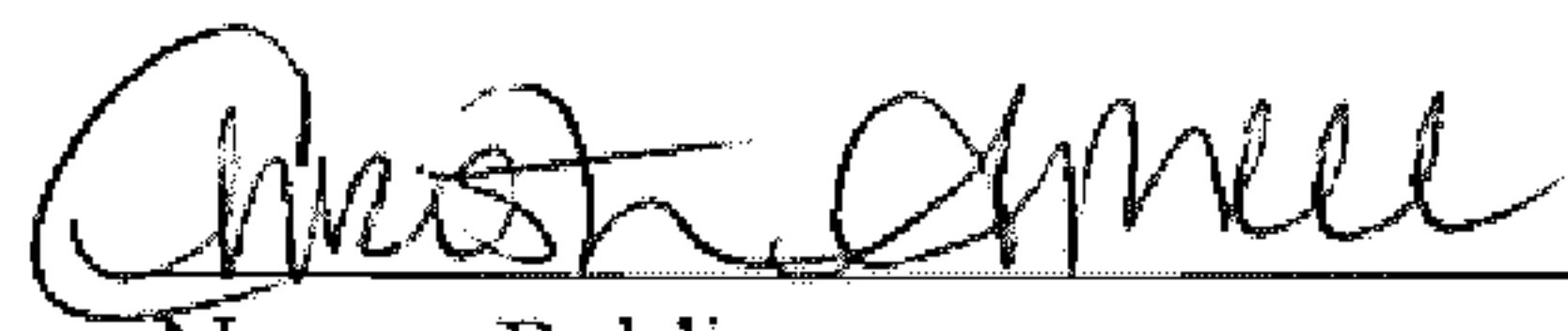


DESTINIE PATE

STATE OF NC
 COUNTY OF Buncombe

I, a Notary Public in and for County and State aforesaid, do hereby certify that the following person **James W. Pate, Jr. and Destinie Pate** appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and, in the capacity, indicated: Grantors.

Witness my hand and official stamp or seal, this the 25 day of February 2022.



 Notary Public

My Commission Expires: 2/19/22

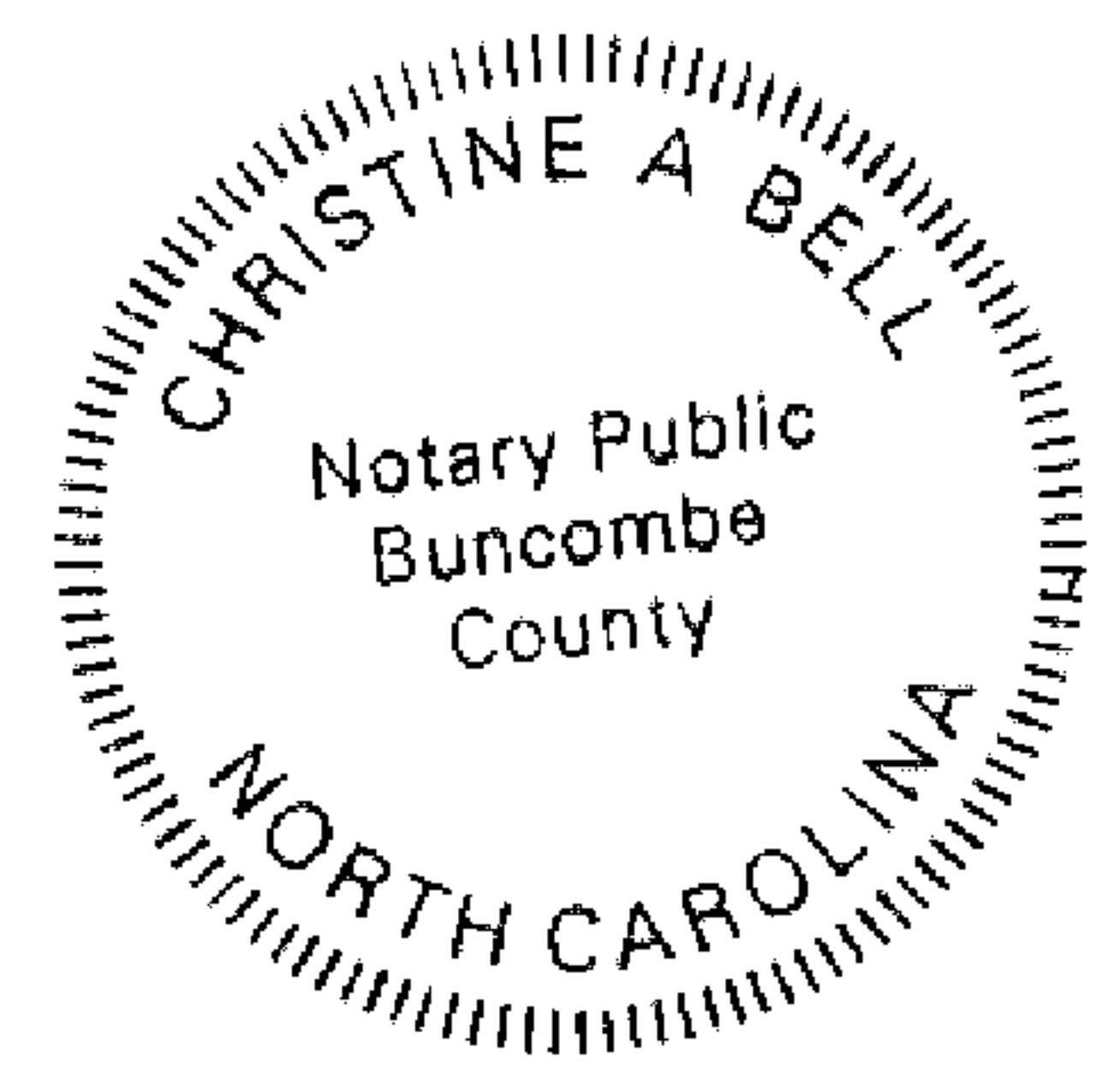


EXHIBIT A

Lying in Henderson County, North Carolina

Being all of Lot 117, Phase 2 as shown on that plat recorded in Plat Slide 12106 of the Office of the Register of Deeds for Henderson County, North Carolina; reference to which Plat is hereby made for a more particular description of said Lot.

AND BEING a portion of that property described in that deed recorded in Deed Book 3394, at Page 303 in the Office of the Register of Deeds for Henderson County, North Carolina.

BEING ALSO that same property conveyed from Windsor Built Homes to James W. Pate, Jr. and Destinie Pate recorded on June 9, 2020 in Deed Book 3504 at Page 472

TOGETHER WITH AND SUBJECT TO all easements, rights of way, conditions, covenants, and restrictions appurtenant to the property described above.