

**BK 469 PG 2402 - 2404**

**NO TITLE EXAMINATION  
PERFORMED BY PREPARER**

Assessor JC  
Collector JC  
Land Use JC

Excise Tax **\$1,150.00**

Recording Time, Book and Page

Tax Parcel Identification No.: **S2-G15**

Verified by Polk County:

Mail after recording to

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

Brief description for the Index

**Lots 22 & 23, Salley Hills, Saluda Twp.**

**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this 9<sup>th</sup> day of May, 2022, by and between

GRANTOR

GRANTEE

**KATIE S. MARLEY, unmarried**

**CHRISTOPHER EDWARD WANTUCH  
and Wife, DAWN LORI WANTUCH**

**Address: 615 Laurel Lake Drive, Apt. A-330  
Columbus, NC 28722**

**Address: 376 Whispering Woods Drive  
Saluda, NC 28773**

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 Town of **Saluda, Saluda** Township, **Polk** 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 "The Collie Law Firm"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Polk 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 369, Page 1842, Polk County Registry.

A map showing the above-described property is recorded in Map Slide A-19, Page 73, and also Card File C at Page 823.

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 Town of Saluda zoning ordinances, if any;

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.

*Katie S. Marley* (SEAL)  
KATIE S. MARLEY

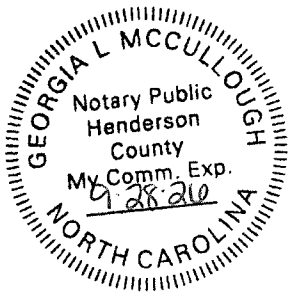
SEAL-STAMP

State of North Carolina, County of Polk

I, a Notary Public of the County and State aforesaid, certify that **KATIE S. MARLEY, unmarried**, Grantor(s), personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 9th day of May, 2022.

My commission expires: 9/28/2020 *Georgia L McCullough*  
Notary Public



**Exhibit "A"**

BEGINNING at an existing iron pin in the eastern margin of Whispering Woods Ave (16' paved) located at the common western corner of Lots 21 and 22 as shown on that certain plat entitled "Dr. E. M. Sally, Saluda, NC", dated January 30, 1928 by A. A. Merrick, Reg. Eng. and recorded in Map Slide A-19, Page 73 in the office of the Register of Deeds for Polk County, North Carolina; and running from said beginning point with the eastern margin of Whispering Woods Ave., North 4 degrees 00 minutes 00 seconds East 199.30 feet (crossing an existing iron pin at 100 feet located at the common western corner of Lots 22 and 23) to an existing iron pin located at the common eastern corner of Lots 23 and 24 (referenced Sally plat); thence with the southernmost line of Lot 24, South 86 degrees 31 minutes 01 seconds East 200 feet to an existing iron pin located at the common eastern corner of Lots 23 and 24 (referenced Sally plat); thence South 4 degrees 00 minutes 50 seconds West 199.93 feet (crossing an existing iron pin located at 99.94 feet located at the common eastern corner of Lots 21 and 22 (referenced Sally Plat); thence North 86 degrees 31 minutes 09 seconds West 199.91 feet to the point and place of Beginning, containing 0.92 acres, more or less. Reference in aid of this description being had to that plat entitled "Beth Warshaw Bailey", dated April 17, 1996 by Butler Associates, Registered Land Surveyors and recorded in Map Card File C, Page 823 in the office of the Register of Deeds for Polk County, North Carolina and also to the Dr. E. M. Sally plat referenced above.

The above description combines Lots 22 and 23 of the Dr. E. M. Sally Subdivision into one tract or parcel of land.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 369 at Page 1842, Book 314, Page 675, Book 307, Page 1662, both of the Polk County Registry. Joseph H. Marley died a resident of Polk County, North Carolina on June 26, 2012 and the above described property passed by operation of law to his surviving spouse, Katie S. Marley, the same having been owned by the entireties.

Maps showing the above described property are recorded in Plat Book A-19, Page 73, and also Card File C, Page 823, both of the Polk County Registry.