

BK 3894 PG 706 - 708 (3)

DOC# 977174

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Fee: \$26.00

Henderson County, North Carolina

Tax: \$1,290.00

William Lee King, Register of Deeds

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 1,290.00

Parcel Identifier No. 10003120 Verified by _____ County on the ____ day of _____, 20 ____

By: _____

Mail/Box to: Staton Law Firm - 112 North Washington Street, Hendersonville, NC 28739

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

Brief Description for the Index: 3-R, Laurel Mountain

THIS DEED made this 1st day of April, 2022, by and between

GRANTOR

Kathryn M. Easton, single

82 Easter Lane
Cullowhee, NC 28723

GRANTEE

Bernard B. Kahan and wife, Karen O. Kahan

8615 Steeple Chase Dr
Roswell, GA 30076

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 or parcel of land situated in the Town of, Green River Township, Henderson County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference. This instrument was prepared by Whitney Staton, a licensed NC attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

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 Henderson County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3394 page 197. 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 11299 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, other than the following exceptions:

Subject to 2022 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) Kathryn M. Easton (SEAL)
Print/Type Name: Kathryn M. Easton

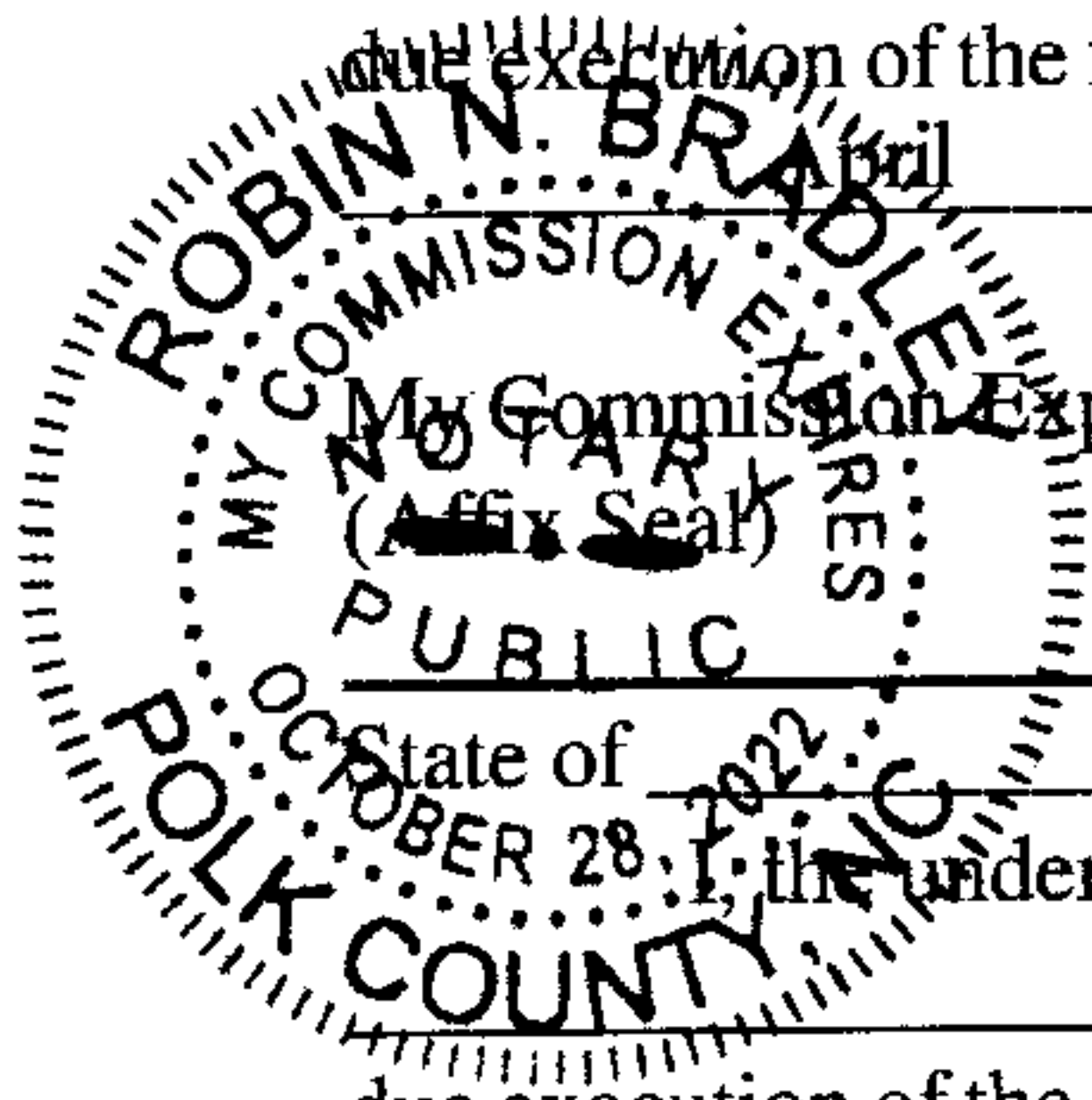
By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

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 County

I, the undersigned Notary Public of the County or City of Polk County and State aforesaid, certify that Kathryn M. Easton 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 1st day of April, 2022.



Robin N. Bradley
Robin N. Bradley Notary Public
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 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: _____ (Affix Seal) _____ Notary Public
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: _____ (Affix Seal) _____ Notary Public
Notary's Printed or Typed Name

EXHIBIT A

BEING all of that 0.63 acres shown as "New Lot 3" on Plat Slide 11299 in the Office of the Register of Deeds for Henderson County, North Carolina, reference to which is hereby made for a more complete description.

There is CONVEYED HEREWITH a non-exclusive right of way over the road of Laurel Mountain Subdivision as shown on a Plat thereof recorded in Plat Cabinet A, Slide 188A in the Office of the Register of Deeds for Henderson County, North Carolina, one of which roads is designated as a 30-foot wide right of way particularly named "Laurel Trail" on said Plat. There is also conveyed herewith a right of way, 30 feet in width over a private drive known as Ridge Drive as shown on Plat Slide 11299 for the purposes of ingress to and egress from the Lot conveyed herein and to be an easement appurtenant to said Lot conveyed herein.

There is also CONVEYED HEREWITH a non-exclusive right of way to the "New Turnaround Area" located at the end of Ridge Drive as shown on Plat Slide 11299 in the Office of the Register of Deeds for Henderson County, North Carolina, said "Turnaround Area" to be for the use of all property owners, their heirs, successors, and assigns on Ridge Drive.

This conveyance is SUBJECT TO the restrictive covenants recorded in Book 3282 at Page 469 and amended in Book 3375 at Page 510 in the Office of the Register of Deeds for Henderson County, North Carolina.

ALSO BEING a portion of that property conveyed in Deed Book 3222 at Page 423 in the Office of the Register of Deeds for Henderson County, North Carolina.

AND BEING all of that property as described in recorded Deed Book 3394, Page 197, Henderson County Registry.

REID #: 10003120

KQ