

BK 4065 PG 568 - 570 (3)

DOC# 1001000760

This Document eRecorded:

07/17/2023 11:06:54 AM

Fee: \$26.00

Henderson County, North Carolina

Tax: \$840.00

William Lee King, Register of Deeds

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax:	\$840.00
Parcel ID:	10-09982
Mail/Box to:	Staton Law Firm, 640 North Main Street, Hendersonville, NC 28792
Prepared by:	Whitney Staton, Staton Law Firm, 640 North Main Street, Hendersonville, NC 28792
Brief description for the index:	CLOUD NINE LO2 PH1 PLSLD-7164

THIS GENERAL WARRANTY DEED ("Deed") is made on the 10th day of July, 2023, by and between:

GRANTOR	GRANTEE
<p><b>Rebecca M. Wuerzer, a single woman</b></p> <p><b>6725 Georgetown Lane</b> <b>Madison, OH 44057</b></p>	<p><b>Robert James Warfel and wife, Jillian Quinn Warfel</b></p> <p><b>50 Silver Lining Way</b> <b>Hendersonville, NC 28792</b></p>

*Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.*

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Hendersonville, Clear Creek Township, Henderson County, North Carolina and more particularly described as follows (the "Property"):

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 1633 Page 46.

All or a portion of the Property  includes or  does not include the primary residence of a Grantor.

A map showing the Property is recorded in Slide 7164.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Subject to 2023 ad valorem property taxes.  
Subject to restrictions, right of ways and easements of record.

IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

Rebecca M. Wuerzer  
Name: Rebecca M. Wuerzer

\_\_\_\_\_  
Entity Name

\_\_\_\_\_  
Name:

By: \_\_\_\_\_  
Name:  
Title:

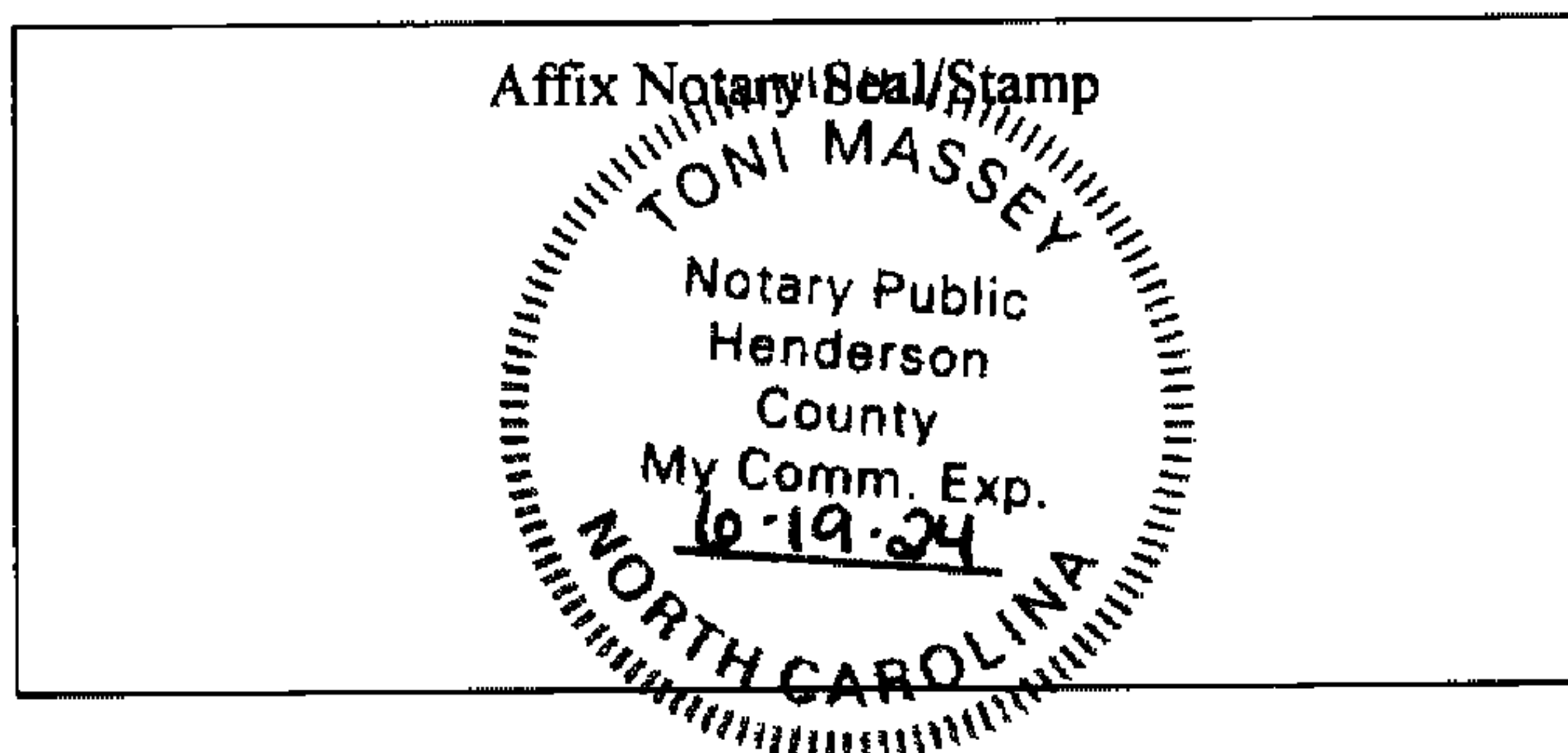
\_\_\_\_\_  
Name:

By: \_\_\_\_\_  
Name:  
Title:

\_\_\_\_\_  
Name:

STATE OF NORTH CAROLINA, COUNTY OF HENDERSON

I, Toni Massey, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 10th day of July, 20 23 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):  
Rebecca M. Wuerzer



Toni Massey  
Notary Public (Official Signature)  
My commission expires: June 19, 2024

**EXHIBIT "A"**

BEING all of Lot 2 of Phase I of Cloud Nine Homes & Gardens Subdivision (now known as THE MEADOWS AT CLOUD NINE SUBDIVISION) as shown on that plat being recorded at Plat Slide 7164 in the office of the Henderson County, North Carolina, Register of Deeds, reference to which is hereby made for a more complete description;

TOGETHER WITH and SUBJECT TO easements, rights of way and all other such matters as shown on the above-referenced plat and further of record in the Henderson County Registry.

TOGETHER WITH and SUBJECT TO the benefits and burdens of those restrictive covenants as recorded in Deed Book 1353, at Page 507 and Deed Book 1576 at Page 1 in the Henderson County Registry.

AND BEING A PORTION of the same property conveyed to CMH Parks, a Tennessee corporation by Deed recorded on February 20, 2015 in Deed Book 1607, at Page 519 in the Henderson County Registry.

AND BEING the same property conveyed to Rebecca M. Wuerzer by Deed recorded on September 21, 2015 in Deed Book 1633, at Page 46 in the Henderson County Registry.