

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$611.00

Parcel Identifier No: 01-16310 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Worley and Peltz, PLLC – 42 Orchard Street, Asheville, NC 28801

This instrument was prepared by: JACK A. LYDA (Deed Preparation Only – No Title Search Performed)

Brief description for the Index: Lot – 2 – Whisperwood Subdivision

THIS DEED made this 16 day of July, 2019, by and between

GRANTOR

DONALD J. SHEEHAN, JR
And wife,
AMY F.D. SHEEHAN

Address:

GRANTEE

Nicolette M. Davis AKA
NICOLETTE MARIE DAVIS
And spouse,
ASA ZANE DAVIS

aka Asa Z. Davis
Address: 105 E. Whisperwood Circle
Hendersonville, NC 28791

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 Henderson County, North Carolina and more particularly described as follows:

BEING all of LOT TWO (2) of WHISPERWOOD SUBDIVISION as shown on the plat thereof recorded in Plat Book 9, Page 74 now indexed in Plat Cabinet C, Slide 228 in the Office of the Register of Deeds for Henderson County, North Carolina.

SUBJECT TO Building and Use Restrictions appearing in an instrument recorded in Deed Book 504, Page 458 in the Office of the Register of Deeds for Henderson County, North Carolina.

BEING all the same property as conveyed in a Deed from Marie A. Zinteck to Bert G. Vandermolen and wife, Kathy Vandermolen recorded November 30, 2012 in Book 1516, Page 394 in the Henderson County, North Carolina Register of Deeds Office.

BEING the same property conveyed in a Deed from Bert G. Vandermolen and wife, Kathy Vandermolen to Donald J. Sheehan, Jr. and wife, Amy F.D. Sheehan recorded August 19, 2016 in Book 1676, Page 297 in the Henderson County, North Carolina Register of Deeds Office.

Submitted electronically by "Worley & Peltz, PLLC"
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 being transferred by this Deed does X or does not _____ include the primary residence of either Grantor. (Per N.C.G.S. §105-317.2)

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1676, page 297, Henderson County, North Carolina Register of Deeds Office.

A map showing the above described property is recorded in Plat Book 9, Page 74 now indexed in Plat Cabinet C, Slide 228, Henderson County, North Carolina Register of Deeds Office.

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:

Henderson County ad valorem taxes for 2018, and subsequent years, which are a lien, but not yet due and payable, easements, rights of way, zoning and land use, statutes, regulations 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)

Donald J. Sheehan, Jr. (SEAL)
DONALD J. SHEEHAN, JR

By: _____

Amy F.D. Sheehan (SEAL)
AMY F.D. SHEEHAN

Title: _____

By: _____

(SEAL)

Title: _____

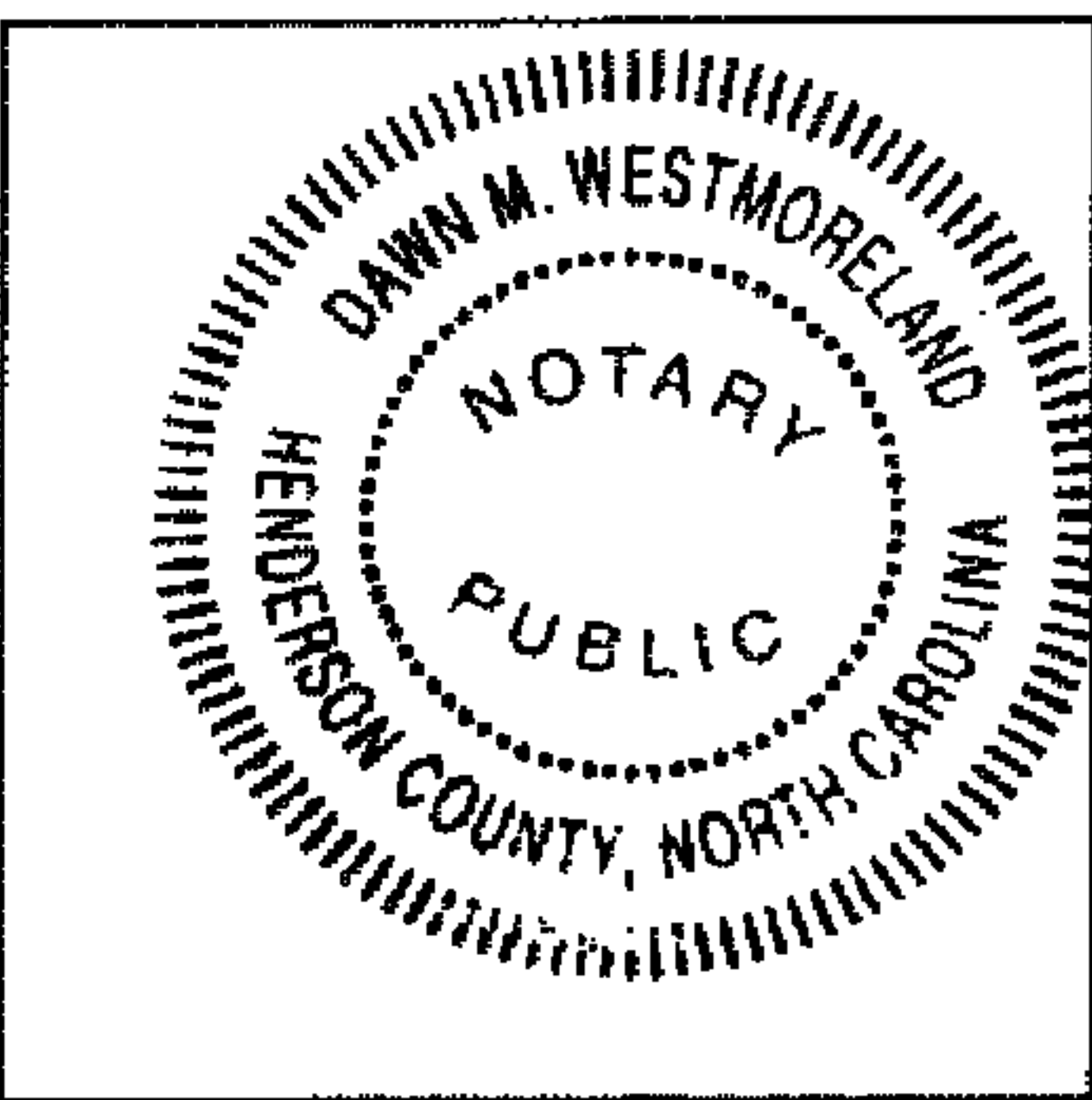
By: _____

(SEAL)

Title: _____

SEAL-STAMP

State of North Carolina – County of Henderson



I Dawn M. Westmoreland, the undersigned Notary Public of the County and State aforesaid, certify that Donald J. Sheehan, JR., and Amy F.D. Sheehan, Grantors, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

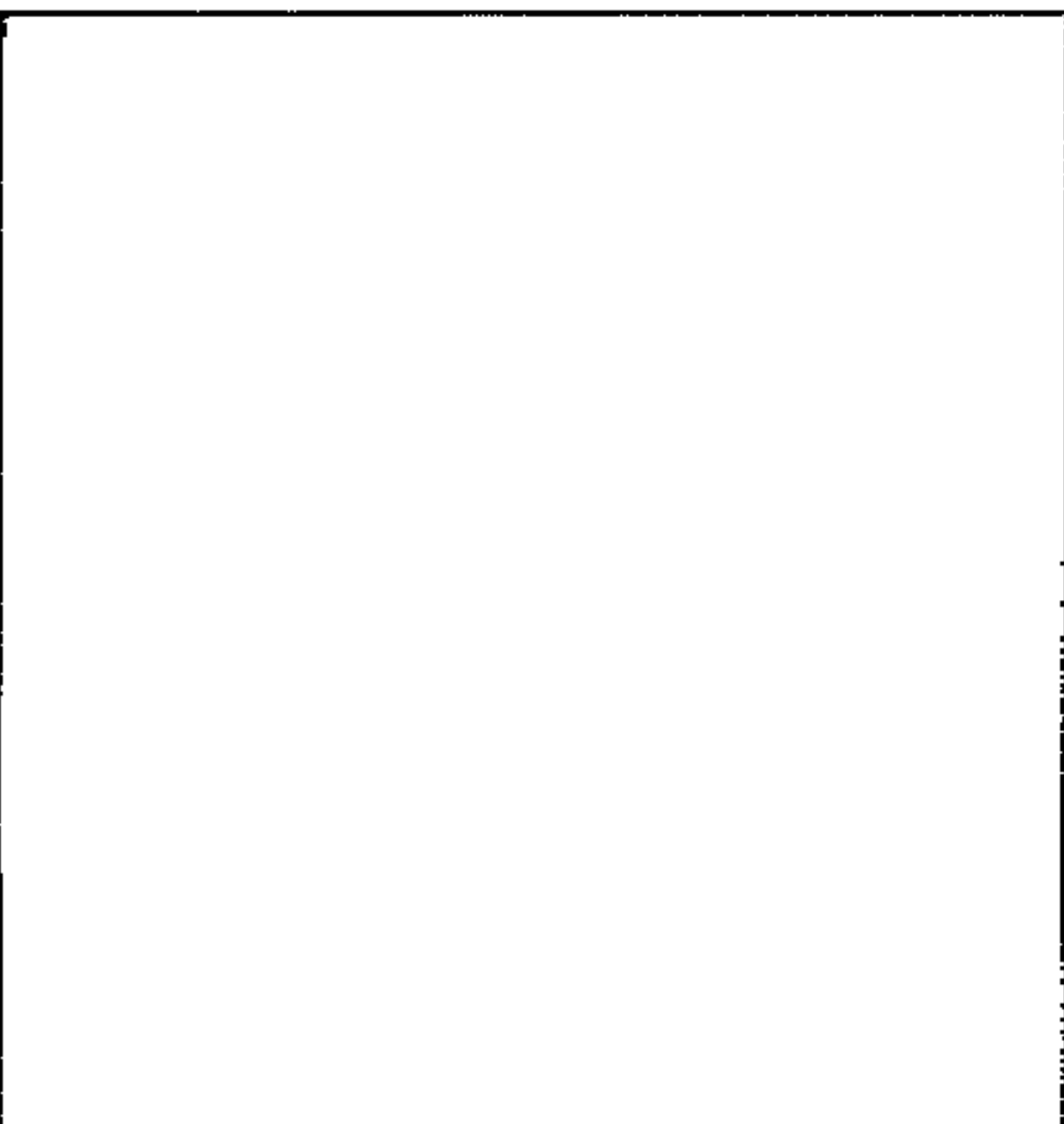
Witness my hand and Notarial stamp or seal this 16th day of July, 2019.

My Commission Expires: 10/02/2021

Dawn M. Westmoreland
Notary Public

SEAL-STAMP

State of _____ - County of _____



I, _____, the undersigned Notary Public of the County 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: _____