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 Recorded: 11/07/2017 at 02:26:38 PM
 Fee Amt: \$269.00 Page 1 of 3
 Revenue Tax: \$243.00
 Polk, NC
 Sheila Whitmire Register of Deeds
 BK **429** PG **2090-2092**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: ^{243.00 (201)} ~~\$250.00~~

Parcel Identifier No. S2-A3 Verified by Polk County on the _____ day of November, 2017.

Mail/Box to: Hovendon

This instrument was prepared by: ^{*} John C. Hovendon, 455 South Trade Street, Tryon, NC 28782

THIS DEED made this 3rd day of **November, 2017**, by and between

GRANTOR

GRANTEE

**Rowena M. Sweezy and husband,
Michael Edney**

**The Woods Group, LLC,
a North Carolina limited
liability company**

**435 John High Road
Campobello, SC 29322**

**606 Corsica Lane
Saluda, NC 28773**

| | |
|-----------|------------|
| Assessor | <i>VCM</i> |
| Collector | <i>VCM</i> |

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 n/a, Saluda Township, Polk County, North Carolina, and more particularly described as follows:

Please see attached Exhibit A.

The property hereinabove described acquired by Grantor by instrument recorded in Book 387 at Page 2174. A map showing the above described property is recorded in

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:

- a. All rights of way for public utilities;
- b. All rights of way for public streets, roadways, and/or easements; and
- c. Applicable zoning ordinances, if any.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

_____ (Entity Name) Rowena M. Sweezy (SEAL)
Rowena M. Sweezy

By: _____ Michael Edney (SEAL)
Michael Edney

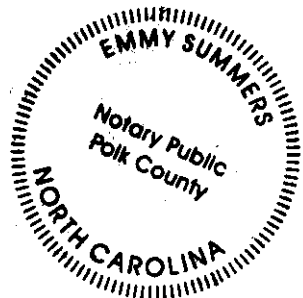
_____ (SEAL)

_____ (SEAL)

STATE OF NORTH CAROLINA, COUNTY OF POLK:

I, **Emmy Summers**, a Notary Public of Polk, County, North Carolina, certify that **Rowena M. Sweezy and Michael Edney** personally came before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this the 3rd day of **November**, 2017.



Emmy Summers
 Notary Public
 My Commission Expires: 9-19-21

Exhibit A

BEGINNING at an iron pin located the southernmost corner of that 0.86 acre tract to Eugene Sweezy and wife, Rowena M. Sweezy in Book 189 at Page 486, Polk County Registry, said point of beginning also being at the intersection of the center of Overbrook Drive with the eastern margin of Laurel Drive (SR 1145); thence with the eastern margin of Laurel Drive (SR 1145), the following two courses and distances: North 23 degrees 43 minutes 09 seconds West 99.49 feet to an iron pin and North 28 degrees 29 minutes 24 seconds West 99.60 feet to a point at the southwest corner of that property conveyed to Alvin D. Shipman and wife, Christina A. Shipman in Book 249 at Page 474; thence with the southern line of said Shipman tract, the following two courses and distances: North 61 degrees 47 minutes 10 seconds East 28.19 feet and North 53 degrees 11 minutes 21 seconds East 236.33 feet to a point in the western edge of Overbrook Drive, then with the western margin of Overbrook Drive, South 34 degrees 54 minutes 18 seconds East 61.59 feet to an iron pin at the northernmost corner of that property conveyed to Brian Mack Metcalf in Book 237 at Page 1682; thence leaving the western edge of Overbrook Drive and running with the northwestern edges of said Metcalf tract, the following two courses and distances: South 25 degrees 01 minutes 09 seconds West 150.30 feet and South 05 degrees 56 minutes 18 seconds West 88.33 feet to a point in the center of Overbrook Drive; thence with the center of Overbrook Drive, South 63 degrees 35 minutes 38 seconds West 97.62 feet to the point and place of **BEGINNING**, and being 0.93 acre, more or less.

The above described property is conveyed **TOGETHER WITH** and **SUBJECT TO** a perpetual, non-exclusive right of way and easement for purposes of ingress, egress, and regress, and for utilities, across the subject property from the southwest corner to the northernmost corner, as shown on that certain plat of Overbrook Orchard Subdivision, recorded in Plat Book 2 at Page 65, Polk County Registry.

The above described property is identical to that conveyed to Rowena M. Sweezy, formerly known as Rowena M. Collier, by that certain deed from Robin Lee Collier, single, dated June 29, 2011, and recorded on July 5, 2011, in Book 387 at Page 2174, Polk County Registry.

This conveyance includes the primary residence of the Grantor.