

There are no delinquent taxes that are a lien on parcel(s) 1609651 described in this deed which the Rutherford County Tax Collector is charged with collecting.

Type: CONSOLIDATED REAL PROPERTY
Recorded: 12/3/2018 10:51:19 AM
Fee Amt: \$536.00 Page 1 of 3
Revenue Tax: \$510.00
Rutherford County, NC
Rachel Thomas Register of Deeds

BK 2018 PG 324 - 326

12/03/2018 PM
Date Deputy Tax Collector

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$510.00
Parcel Identifier No. **1609651**
Verified by Rutherford County on the _____ day of _____, 2018
By: _____

Mail/Box to: 90 Pacolet St, Tryon, NC 28782
This instrument was prepared by: Jonathan W. Washburn, Attorney at Law
Brief description for the Index: Lot 4D of Fox Haven Plantation

THIS DEED made this 30 day of November, 2018, by and between

GRANTOR	GRANTEE
<p>VINCE RADZIESKI and wife VALERIE RADZIESKI</p> <p>5360 Leeward Run Dr Alpharetta, GA 30201</p>	<p>JOSEPH C. BOLES and wife REBECCA R. BOLES</p> <p>3810 Polk County Line Road, Rutherfordton, NC 28139</p>

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 City of Rutherfordton, Green Hill Township, Rutherford County, North Carolina and more particularly described as follows:

Situate, lying and being in Green Hill Township, Rutherford County, North Carolina and being a portion of that certain tract of land conveyed from Benjamin H. Sumner and wife, Frances C. Sumner to Robert L. Van Buskirk and Thomas John Ruck and being recorded at Deed Book 516, Page 635 in the Rutherford County Registry and being more particularly described as follows:

This conveyance is subject to the right of way of ingress and egress of said roadway lying 25 feet to the North of the Southern boundary of the above described property. The purpose of ingress and egress is for the benefit of and appurtenant to the property described above.

The above property is subject to the following restrictions which shall be appurtenant to and run with the title to said property, but which shall expire on January 1, 2010:

1. No trailers.
2. No chicken, pig, turkey or goat farms commercially.
3. No parcel can be subdivided into less than 5 acres.
4. Only one principal residence per acreage division.
5. No principal residence less than 1500 square feet.
6. Any building plans must be approved by Fox Haven Plantation, Inc. however approval shall not be unreasonably withheld.

submitted electronically by "washburn Law, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Rutherford County Register of Deeds.

- 7. All parcels along the perimeter of the property known as Fox Haven Plantation shall have a 10' easement for horse, foot, or bicycle travel. Tractors or other mechanical vehicles may use the easement where the need exists. Motorized recreation vehicles and snowmobiles are prohibited. Easement shall be used only by property owners and their guests while in the company of the property owners.
- 8. Parcel 3J will have an easement from the gate on Rd. 1157 (10') to the river to join the river easement.

The Grantee acknowledges that the Grantor has no responsibility for the maintenance and upkeep of the roads serving the subject property. However, Fox Haven Plantation, Inc, agrees that upon the completion of sale of the last, parcel of land located on the CC Road, it will improve the CC Road on a one time basis to be passable by a passenger car.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 535 page 347, Polk County Registry.

A map showing the above described property is recorded in Plat Book 14 page 100.

All or a portion of the property herein conveyed DOES DOES NOT include the primary residence of Grantor.

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 exceptions hereinafter stated.

Title to the property hereinabove described is hereby conveyed subject to all valid and subsisting restrictions, reservations, covenants, conditions, rights of ways and easements properly of record, if any, ad valorem taxes for the current year and subsequent years, and any local, county, state, or federal laws, ordinances, or regulations relating to zoning, environment, subdivision, occupancy, use, construction, or development of the subject property, including existing violations of said laws, ordinances, or regulations.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seals, or, if corporate, has caused this Deed to be executed by its duly authorized officers and its seal to be hereunto affixed, the day and year first above written.

Vince Radzieski (SEAL)
VINCE RADZIESKI

Valerie Radzieski (SEAL)
VALERIE RADZIESKI

STATE OF NC

COUNTY OF Polk

Personally appeared before me this day the said VINCE RADZIESKI and VALERIE RADZIESKI, known to me personally or who produced satisfactory evidence of their identity in the form of a driver's license, and who acknowledged that they voluntarily executed the foregoing instrument for the purposes stated therein this 30 day of November, 2018.

British A McLean (SEAL)
Notary Public for NC
My Commission Expires: 05/22/23

