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Polk, NC Sheila Whitmire Register of Deeds

PG2105-2107

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$00.00

Parcel Identifier No. <u>S9-A6</u> Verified by Polk County on the day of December, 2016.

Mail/Box to:

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

THIS DEED made this 5th day of December, 2016, by and between

**GRANTOR** 

**GRANTEE** 

Gregory L. Woods and Robin E. Woods, husband and wife

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

606 Corsica Lane Saluda, NC 28773 606 Corsica Lane Saluda, NC 28773

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 Saluda, 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 391 at Page 1284. A map showing the above described property is recorded in

Book: 423 Page: 2105 Page 1 of 3 **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 WHI above written.	EREOF, the Grantor has d	uly executed the foregoing as of the day and year first  (SEAL)
By:	ity Name)	Gregory I. Woods  Robin E. Woods  (SEAL)
		(SEAL)
		(SEAL)
Sheila Paces Notary Public Henderson County North Carolina My Commission Expires 2/9/2021	I, She'la f State of North Carolic personally came before foregoing instrument for	CAROLINA, COUNTY OF Lenders 14:  Ces , a Notary Public in Henders 14:  County, na, certify that Gregory L. Woods and Robin E. Woods eme this day and acknowledged the due execution of the for the purpose therein expressed. Witness my hand and this the 20+4 day of December, 2016.
	My Commission Expir	Motory Dublic

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## Exhibit A

**BEING** all of that certain tract or parcel of land containing 0.10 of an acre, more or less, as shown and delineated upon a plat entitled "Boundary Survey for Gregory and Robin Woods, tax parcel #S9-A6, Saluda Township, Polk County, North Carolina", dated Februarys 2, 2012, prepared by True North Surveying & Mapping, which plat is duly recorded in Card File F at Page 13, in the Office of the Register of Deeds for Polk County, North Carolina; reference being made to said recorded plat for a full and complete metes and bounds description of said tract, pursuant to North Carolina General Statutes, Section 47-30(g).

The above described property is identical to that conveyed to Gregory L. Woods and Robin E. Woods, husband and wife, by that certain deed from Phyllis L. Alsup Arrington, unmarried, dated February 10, 2012, and recorded on February 10, 2012, in Book 391 at Page 1284, Polk County Registry.

This conveyance does not include the primary residence of the Grantors.

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