

This document presented and filed:
02/24/2012 12:27:12 PM

PBH

NEDRA W. MOLES, Henderson COUNTY, NC
Transfer Tax: \$420.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 420.00

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

Mail/Box to: Goosmann Rose Colvard & Cramer, P.A., 77 Central Avenue, Suite H, Asheville, NC 28801, Box 81

This instrument was prepared by: Goosmann Rose Colvard & Cramer, P.A., (12-0247) JRR/ej

Brief description for the Index: _____

THIS DEED made this 24th day of February, 2012 by and between

GRANTOR

Monte Small and
Joanne Small, husband and wife
38 Simmons Drive
East Flat Rock, NC 28726

GRANTEE

Jeremy K. Abee and
Crystal K. Abee, husband and wife
117 Dorne Drive
Flat Rock, NC 28739

INITIAL
JKA
CKA

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 Flat Rock, _____ Township, Henderson County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

This instrument was prepared by John R. Rose, a licensed NC attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ page _____.

All or a portion of the property herein conveyed X includes or _____ does not include the primary residence of a Grantor.

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

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: Easements, restrictions, rights of way of record and utility lines readily apparent and in existence over or under the subject property. Ad Valorem taxes for the current year.

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

(Entity Name) Print/Type Name: Monte Small (SEAL)

By: _____ Print/Type Name: Joanne Small (SEAL)

Print/Type Name & Title: _____ (SEAL)

By: _____ Print/Type Name: _____ (SEAL)

Print/Type Name & Title: _____ (SEAL)

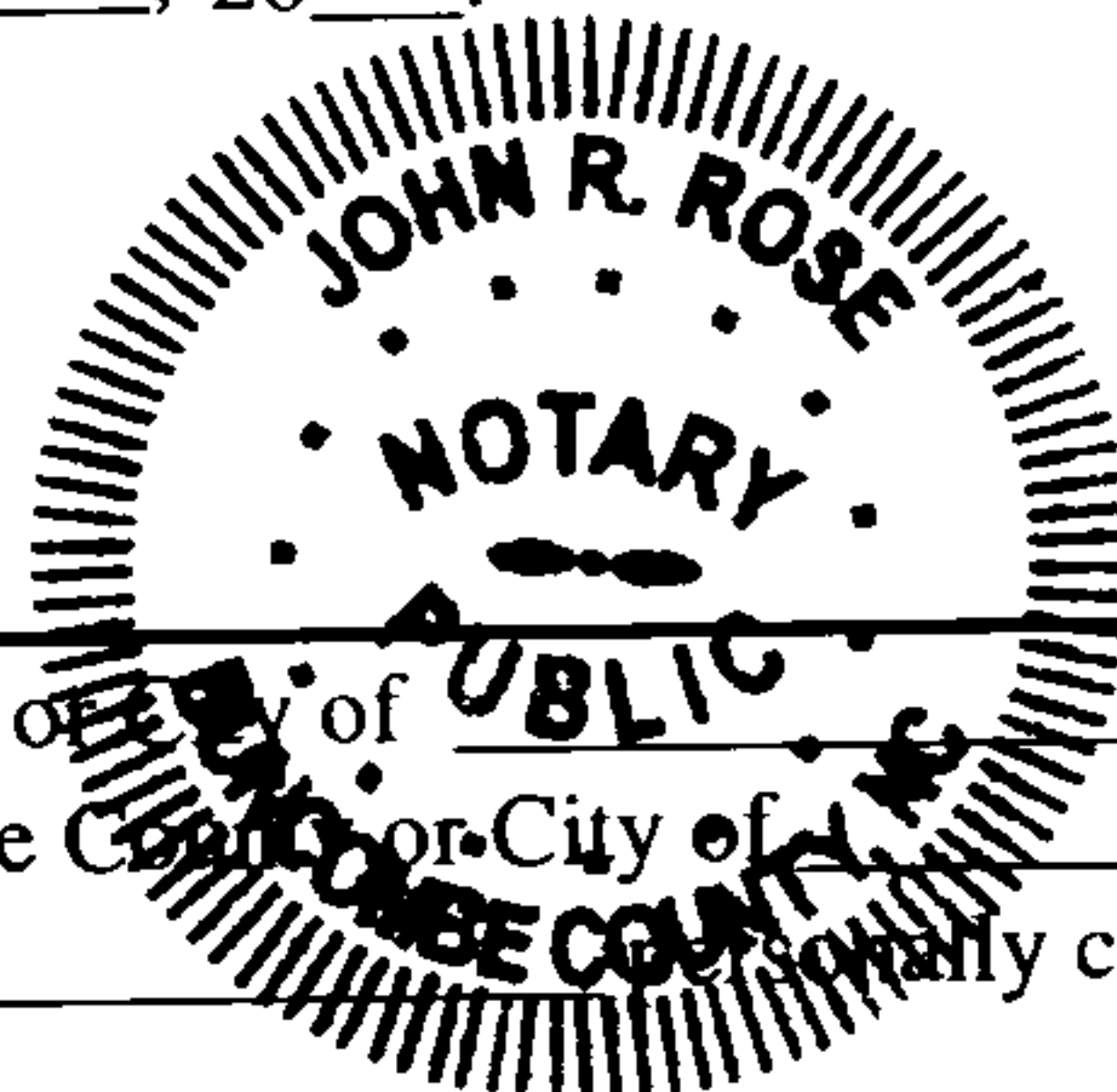
By: _____ Print/Type Name: _____ (SEAL)

Print/Type Name & Title: _____ (SEAL)

State of North Carolina - County or City of Buncombe

I, the undersigned Notary Public of the County or City of Buncombe and State aforesaid, certify that Monte Small and wife, Joanne Small 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 24th day of February, 2012.

My Commission Expires: April 18, 2016
(Affix Seal)



John R. Rose Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ 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: _____
(Affix Seal)

Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____
Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary's Printed or Typed Name

Exhibit A

Beginning at the iron pin at the easternmost point of that property now or formerly owned by Gary A. Amato as described in Deed Book 881, at Page 290 of the Henderson County, NC Register's Office, said iron pin also lying in the southern line of that property now or formerly owned by Annette M. Baber as described in Deed Book 1098, at Page 280 in said Registry, and from said point of Beginning and running with the southern line of said Baber property and that that property now or formerly owned by Larry G. Baber as described in Deed Book 535, at Page 821 in said Registry, South 67° 46' 18" East 282.80 feet to an iron pin at the northwest corner of that property now or formerly owned by Carl D. Fisher, Sr., as described in Deed Book 833, at Page 527 in said Registry; thence with the Fisher western line South 07° 28' 43" West 209.37 feet to an iron pin at the northeastern corner of that property now or formerly owned by Jerel William Surette as described in Deed Book 1042, at Page 543 in said Registry; thence with the Surette northern line North 67° 49' 11" West 386.11 feet to an iron pin in the eastern line of the aforesaid Amato property; thence with the Amato eastern line North 36° 04' 57" East 208.87 feet to the point and place of Beginning; containing 1.55 acres, more or less, as shown on that survey dated July 28, 2003 made for Monte B. Small and wife, Joanne M. Small prepared by Laughter, Austin and Associates, P.A. and bearing Drawing File Number 03-262.

The above described property is conveyed together with and subject to the benefits and burdens of that non-exclusive road right-of-way easement for purposes of ingress, egress and regress over a private driveway leading from Dorne Drive and running over the northwest corner of that property granted to Jerel W. Surette by deed recorded in Deed Book 635, Page 391, Henderson County Registry and running over the southwest corner of the above referenced Amato property, being shown on the aabove referenced survey and that survey by William Patterson, RLS., designated Job No. 94-09-41-A, referenced to which is hereby made and incorporated herein.

The property described herein is all of that property described in that deed recorded in Deed Book 1013, at Page 409 of the Henderson County, NC Register's Office.

INITIALS
JKA