



This document presented and filed:
12/18/2018 03:31:09 PM

WLK

WILLIAM LEE KING, Henderson COUNTY, NC
Transfer Tax: \$198.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 198.00

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

→ Mail/Box to: Hogan & Brewer, PLLC – 229 Main Street Hendersonville, NC 28792

This instrument was prepared by: C. Page Collie (Deed Prep Only, No Title Search Performed)

Brief description for the Index:

THIS DEED made this 6 day of November, 2018 by and between

GRANTOR

GRANTEE

CMH HOMES, INC.
a Tennessee Corporation

COLTON J. GASPERSON, single

Address: 5000 Clayton Road
Maryville, TN, 37804

Address: 124 Woodchuck Way
Mills River, NC 28759

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

SEE ATTACHED EXHIBIT A

The property being transferred by this Deed does not include the primary residence of at least one of the Grantors, otherwise, note as N/A. (Per N.C.G.S. §105-317.2)

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1684, at Page 057, 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 and restrictions of record.

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

CMH HOMES, INC.

By: [Signature]

Title: Asst. Secretary

SEAL STAMP State of Tennessee - County of Blount
 I, Trace Elmendorf, the undersigned Notary Public of the County and State aforesaid, certify that
Nathan Britt personally came before me this day and acknowledged that he is the
Asst. Secretary of CMH Homes, Inc., a Tennessee corporation, 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 6 day of January 2018.,
 My Commission Expires: 11.30.20 Trace Elmendorf
 Notary Public

EXHIBIT A

**LYING AND BEING IN MILLS RIVER TOWNSHIP, HENDERSON
COUNTY, NORTH CAROLINA**

BEING all of Tract 1, containing 5.14 acres +/- as shown on survey entitled "Special Subdivision for CMH Inc." prepared by Freeland-Clinkscales & Associates, Inc., dated September 22, 2017, and being Drawing No. H36258-Revised, said plat being recorded at Plat Book 2017, at Page 10884 in the office of the Henderson County, North Carolina, Register of Deeds, reference to which is hereby made for a more complete description

TOGETHER WITH and SUBJECT TO easements, rights of way and all other such matters as shown on the above-referenced plat and further of record in the Henderson County Registry.

TOGETHER WITH and SUBJECT TO the forty five foot (45') right of way as shown on the above referenced Plat.

TOGETHER WITH and SUBJECT TO the Road Maintenance Agreement as shown in Deed Book 1684 at Page 57 in the Henderson County Registry.

AND BEING a portion of the same property conveyed to CMH HOMES, INC. by Deed recorded on October 20, 2016 in Deed Book 1684, at Page 57 in the Henderson County Registry.

CMH to Gasperson - 18-860