

BK 4073 PG 638 - 640 (3)

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Fee: \$26.00

Henderson County, North Carolina

Tax: \$702.00

William Lee King, Register of Deeds

Excise Tax \$702.00

Recording Time, Book and Page

Tax Lot No.: **601969**

Verified by Henderson County:

Mail after recording to: Phillip R. Feagan, Feagan Law Firm, PLLC

This instrument was prepared by: Feagan Law Firm, PLLC, P.O. Box 309, Columbus, North Carolina 28722

Brief description for the Index

7.48 acres (+/-), Pacolet Street, Saluda

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 7th day of August, 2023, by and between

GRANTOR

MARY KATHERINE MULLER, unmarried

Address: 400 East Washington Street
Apartment 18
Greenville, SC 29601

GRANTEE

**ROBERT SCOTT HENDRIX and wife,
BUFFILYN ANN HENDRIX**

Address: 44 Lovers Loop Road
Asheville, NC 28803

Enter in appropriate block for each party: name, 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 Green River Township, Henderson County, North Carolina and more particularly described as follows:

**BEING THE IDENTICAL PROPERTY DESCRIBED IN THE ATTACHED EXHIBIT "A" WHICH IS
INCORPORATED HEREIN BY REFERENCE AS IF FULLY SET FORTH**

THE ABOVE-DESCRIBED PROPERTY IS NOT GRANTOR'S PRIMARY RESIDENCE FOR PURPOSES OF N.C.G.S. 105-317.2(2).

A map showing the above-described property is recorded in Slide _____.

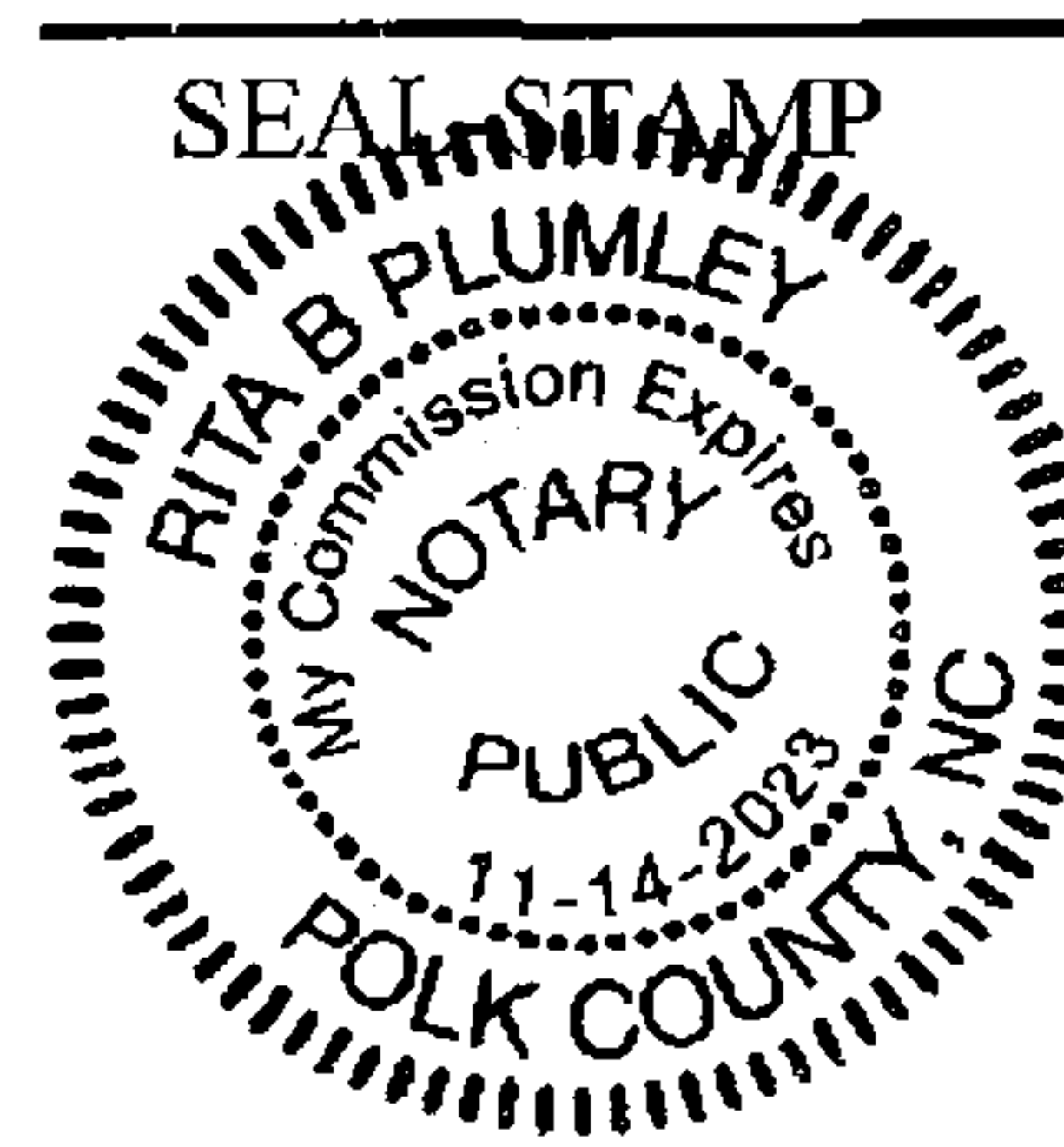
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

- a. Subject to all rights of way for public utilities;
- b. Subject to all rights of way for public streets, roadways, and/or easements;
- c. Subject to any applicable provisions of the Henderson County zoning ordinances.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Mary Katherine Muller (SEAL)
MARY KATHERINE MULLER



STATE OF NORTH CAROLINA, COUNTY OF POLK

I, a Notary Public of the County and State aforesaid, certify that Mary Katherine Muller, unmarried, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 17th day of August, 2023.

My commission expires: 11-14-2023 *Rita B. Plumley* Notary Public

EXHIBIT "A"

BEGINNING at an iron pin at a hickory tree in a road, said point being the southeastern corner of that property described in deed to the City of Saluda, recorded in Deed Book 98, at Page 202, of the Registry of Henderson County, North Carolina, and runs thence with the center of said road the following courses and distances: South 11° East 260 feet, South 22° East 144 feet; South 19° East 100 feet, and South 27° 30' East 90 feet to a stake; thence leaving said road and running thence South 66° West 576 feet approximately to a stake on boundary line of property now owned by Robert R. Scales, III (formerly owned by Luther M. Morgan); thence with said boundary line North 30° West 487 feet to a stone, the southwest corner of property of the City of Saluda above referred to; thence with the south line of said City of Saluda property, North 60° 15' East 680 feet to the point of BEGINNING, containing 7.48 acres, more or less; subject to the joint use by T.C. Garraux and wife, Anna S. Garraux, their heirs and assigns, of road now existing through said property.

The above-described property is conveyed SUBJECT TO the Right of Way and Road Maintenance Agreement recorded in Book 973, Page 747 of the Henderson County Registry.

The above-described property is conveyed TOGETHER WITH and SUBJECT TO that certain right of way easement as set forth in Deed recorded in Book 967, Page 213 of the Henderson County Registry.

This being the identical property conveyed by J. T. Gillespie and wife, Sarah W. Gillespie to Robert R. Scales, Jr. and wife, Katherine B. Scales by deed dated November 10, 1969 and recorded in Book 470, Page 257 of the Henderson County Registry. Robert R. Scales, Jr. died on January 19, 1997 and the above-described property passed by operation of law to his spouse, Katherine B. Scales, as surviving Tenant by Entirety. Katherine B. Scales died testate and a resident of Greenville County, South Carolina, on February 12, 1999 and the above described property was devised to Mary Katherine Muller under the terms of Article 5 (c) of the Last Will and Testament of Katherine Brothers Scales which is a matter of public record in Estate File 99E-737 in the Office of the Clerk of Superior Court for Henderson County, North Carolina.