

BK 3939 PG 409 - 413 (5)

DOC# 983305

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Fee: \$26.00

Henderson County, North Carolina

Tax: \$0.00

William Lee King, Register of Deeds

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$ 0.00

Parcel Identifier Nos. 9538838020

Mail after recording to Van Winkle, Buck, Wall, Starnes & Davis, P.A. Attorney's Initials: ATE  
422 S. Main Street, Hendersonville, NC 28739

This instrument was prepared by: Van Winkle, Buck, Wall, Starnes & Davis, P.A. (ATE)

Brief description for the Index: 60 Ives Farm Lane, Hendersonville, NC 28739

THIS DEED made this 11th day of July, 2022, by and between:

GRANTOR	GRANTEE
<p><b>JACOB ODUM, a married man</b> 2645 Laurens Road Greenville, SC 29607</p>	<p><b>MOTO PRO LLC,</b> a North Carolina limited liability company 60 Ives Farm Lane Hendersonville, NC 28739</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 Grantor, for valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain lots or parcels of land situated in Henderson County, North Carolina, and more particularly described on Exhibit A attached hereto and recorded herewith.

Together with and subject to any and all easements, rights of way, restrictions of record, zoning and planning ordinances, and any other matters of record.

**This instrument prepared by: Anderson T. Ellis, a licensed North Carolina attorney.  
NO TITLE EXAMINATION WAS PERFORMED BY THE PREPARER OF THIS DEED.  
THIS PROPERTY DOES INCLUDE GRANTOR'S PRINCIPAL RESIDENCE.**

The Property were acquired by Grantor by instrument recorded in Deed Book 3797, Page 583.

TO HAVE AND TO HOLD the Properties and all privileges and appurtenances thereto belonging to Grantee in fee simple.

And Grantor covenants with Grantee, that Grantor is seized of the Property 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 Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

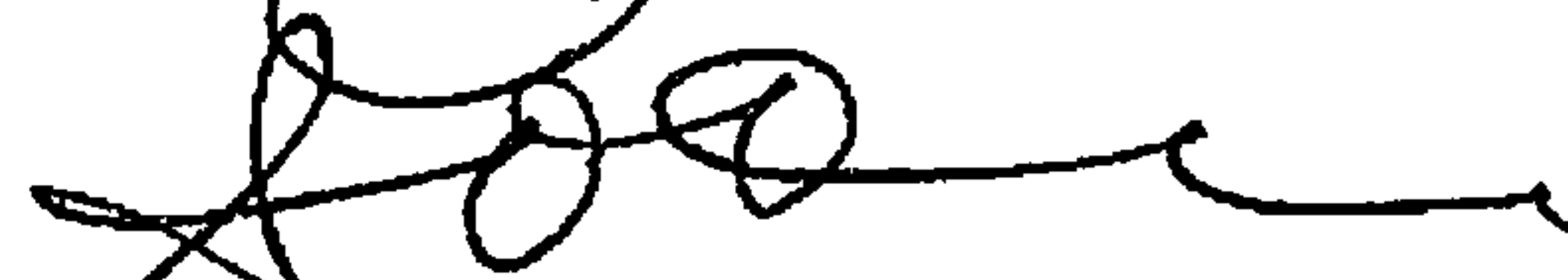
Title to the Property is subject to the following exceptions:

Utilities physically located on the Property, ad valorem taxes for the current year and subsequent years, easements and restrictions of record, 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.

[Signature page(s) to follow]

IN WITNESS WHEREOF, Grantor has personally executed this instrument, the day and year first above written.

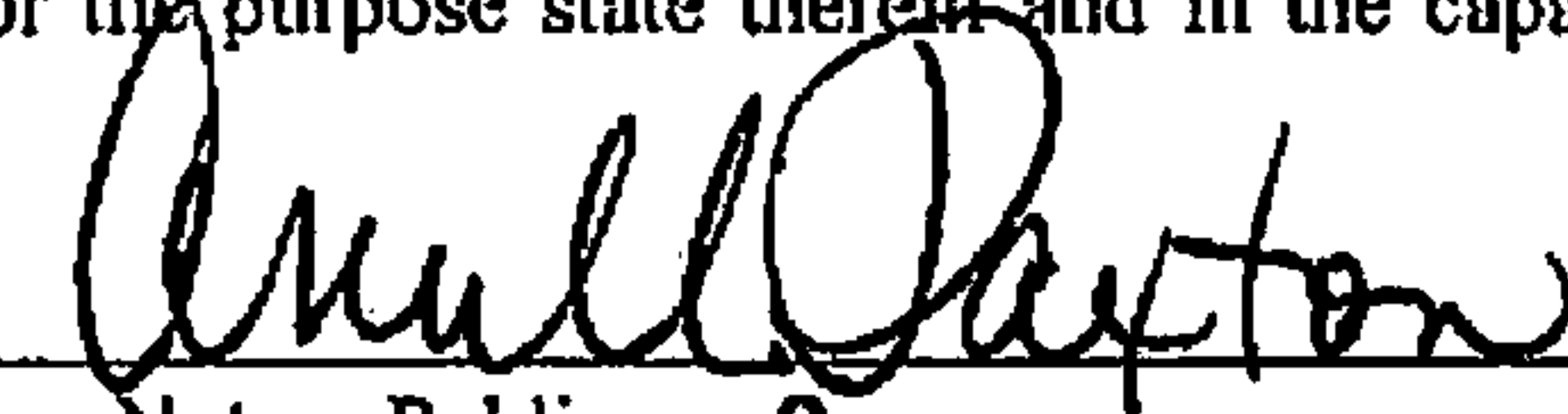
  
\_\_\_\_\_  
JACOB ODUM, a married man

  
\_\_\_\_\_  
ALEXANDRA ODUM, wife

STATE OF NORTH CAROLINA  
COUNTY OF HENDERSON

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose state therein and in the capacity indicated: Jacob Odum and Alexandra Odum.

Date: 7-12-2022

  
\_\_\_\_\_  
Notary Public

ANN M. PAXTON  
(Printed Name of Notary)

My Commission Expires: 06-18-2029

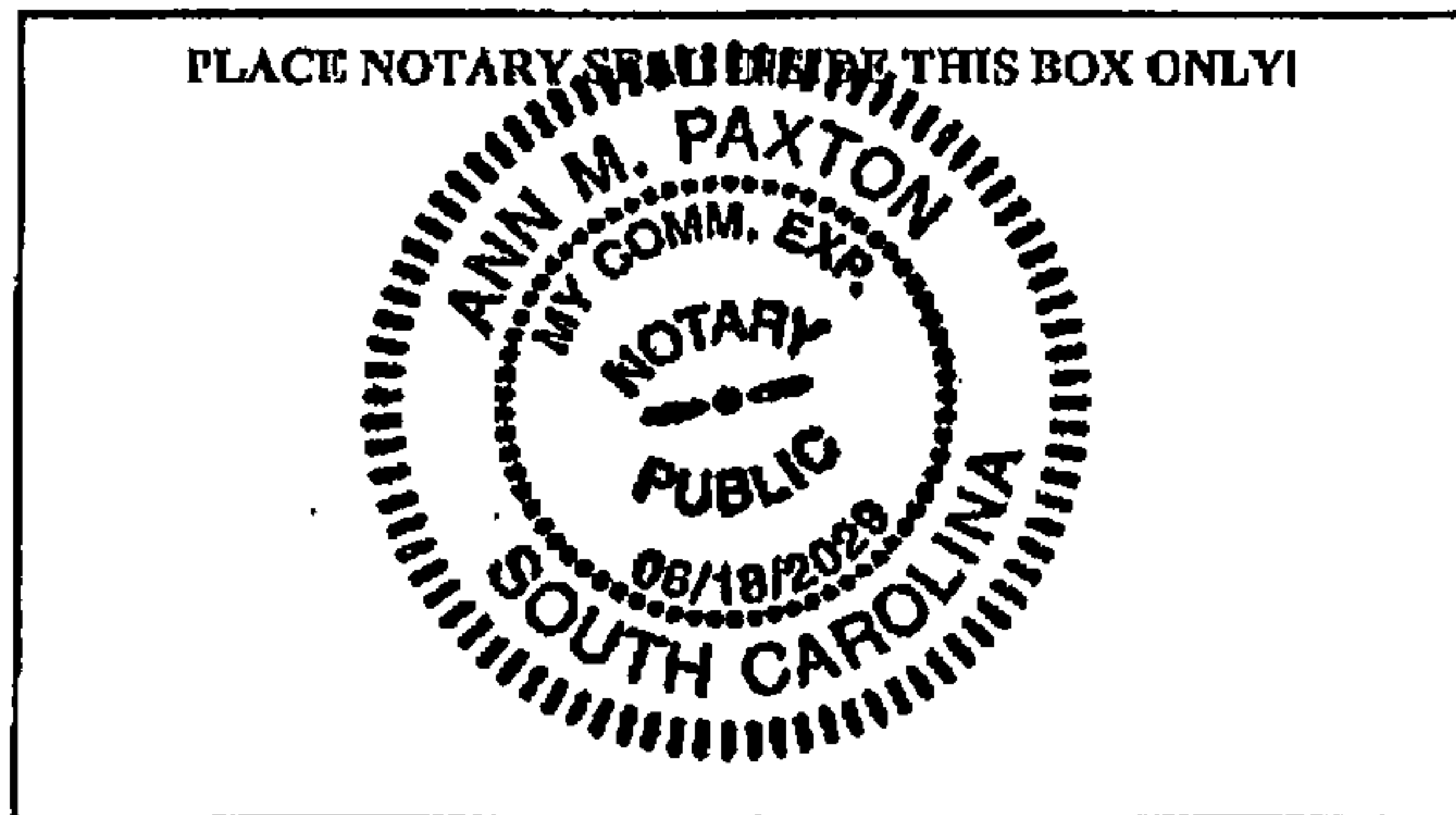


Exhibit A

## DESCRIPTION OF PROPERTY

PARCEL ID #: 1007424 (portion of)  
ADDRESS: 60 Ives Farm Lane, Hendersonville NC 28739

BEING all of that lot or parcel of land identified as Tract A, containing 1.01 Acres, more or less, as shown on a map of survey entitled "Map of Minor Subdivision Survey for Timothy Lauffer" prepared by Associated Land Surveyors dated May 10, 2021 and recorded at Plat Book 2021, Slide 13689 in the office of the Henderson County Register of Deeds, reference to said plat is hereby made for more certainty of description.

Also conveyed is a non exclusive right of way thirty feet in width as shown on the above reference plat as well as Plat Slide 3242 of the Henderson County Registry. By acceptance of this deed and right of way, Grantee agrees to share with other users of the right of way in the maintenance and upkeep of the road in an all weather, passable condition.

The Grantor does not convey by this deed or by the recording of the plat a right of way or dedication for the existing Gravel Drive shown on the plat leaving from the northeastern corner of the 1.01 acre Tract A and running in a northerly and then westerly direction to the new 30 feet wide right of way. The Grantor hereby abandons any right of way or easement associated with the Gravel Drive to the north of Tract A where the same is not located within the newly platted thirty feet wide right of way.

There is also conveyed to the Grantees herein, their heirs and assigns a perpetual non-exclusive right of way 30 feet in width for purposes of ingress, egress and regress as shown on those plats recorded in Plat Slide 3318 and 3242 of the Henderson County Registry and as described in Deed Book 652, at Page 340, and Deed Book 581, at Page 653, and Deed Book 1049 at Page 610 of the Henderson County Registry, reference to which is hereby made and incorporated herein.

Subject to that certain restriction against mobile homes as contained in deed recorded in Deed book 581, at Page 653, Henderson County Registry.

This property is further conveyed together with and subject to that Joint Right of Way Agreement recorded in Deed Book 1026, Page 634, Henderson County Registry, said Joint Right of Way being shown on Plat Slide 3318, Henderson County Registry.

BEING a portion of the property which was conveyed by Deborah Whitley Lauffer, separated to Timothy Charles Lauffer, separated by deed dated April 17, 2007, and of record in Deed Book 1315 at Page 125 of the Henderson County, North Carolina Register of Deeds Office.

**BEING** a portion of the property which was conveyed by Timothy Charles Lauffer a/k/a Timothy Charles Lauffer and wife, Marilyn Lynne Lauffer to Timothy C. Lauffer and wife, Marilyn Lynne Lauffer by deed dated December 27, 2010, and of record in Deed Book 1449 at Page 132 of the Henderson County, North Carolina Register of Deeds Office.

**AND BEING** a portion of the property which was conveyed by MARILYN LYNNE LAUFFER to Timothy C. Lauffer by deed dated November 7, 2018, and of record in Deed Book 3295 at Page 230 of the Henderson County, North Carolina Register of Deeds Office.