

BK 3992 PG 601 - 606 (6)

DOC# 990639

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Henderson County, North Carolina

William Lee King, Register of Deeds

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:\$ 739.00

Parcel Identifier No. 201563 Verified by _____ County on the ____ day of _____, 20____

By: _____

Mail/Box to: McDuffy Law Firm, PLLC Atty. Scott McDuffy, 317 Banner Farm Rd. Ste. A, Mills River, NC 28759

This instrument was prepared by: Atty. Scott McDuffy, 317 Banner Farm Rd. Ste. A, Mills River, NC 28759

Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index: 647 Oak Grove Rd

THIS DEED made this 22 day of November, 2022 by and between

GRANTOR

GRANTEE

LaDonna Joyce Huff, unmarried, individually and as executor of the Estate of Georgia Alma W. Smith (File 12E132)

Leatham Properties, LLC a North Carolina Limited Liability Company

Jackie A. Smith and wife, Patricia Smith

1905 Little River Rd.
Flat Rock, NC 28731

Kevin D. Smith, unmarried

Timothy K. Smith and wife, Kellie Smith

171 Pine Tree Lane
Flat Rock, NC 28731

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

SEE ATTACHED EXHIBIT A

NC Bar Association Form No. 3 © 1976, Revised © 1977, 2002

Printed by Agreement with the NC Bar Association – 1981 - Chicago Title Insurance Company

Submitted electronically by "The McDuffy Law Firm"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Henderson County Register of Deeds.

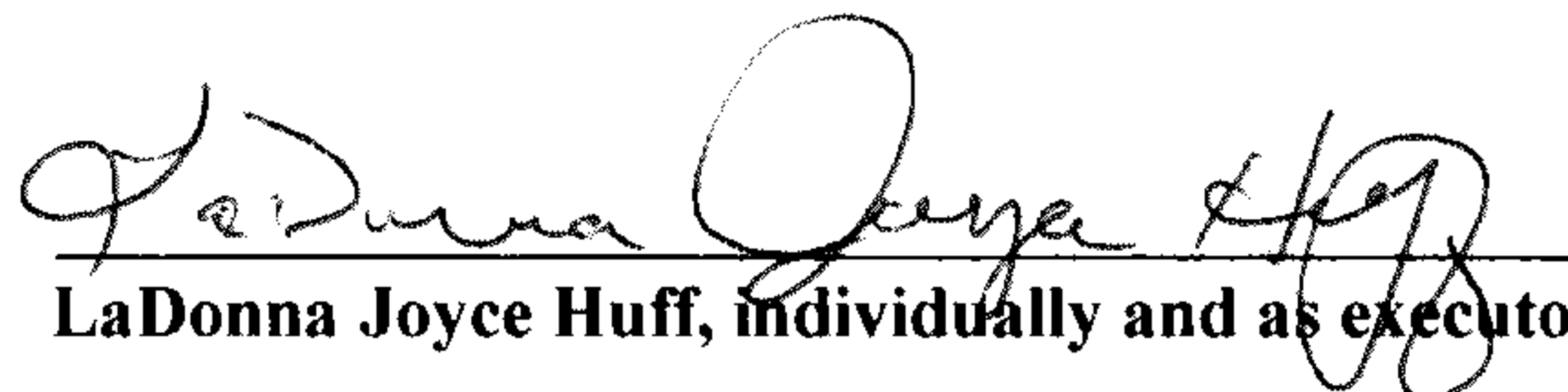
The property hereinabove described was acquired by Grantor by instrument recorded in Book 438 page 93.
All or a portion of the property herein conveyed _____ includes or XX does not include the primary residence of a Grantor.
A map showing the above described property is recorded in Plat Book _____ at 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:

Subject to all ad valorem taxes.
Subject to Restrictions, Easements, and Rights of Way of Record.

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

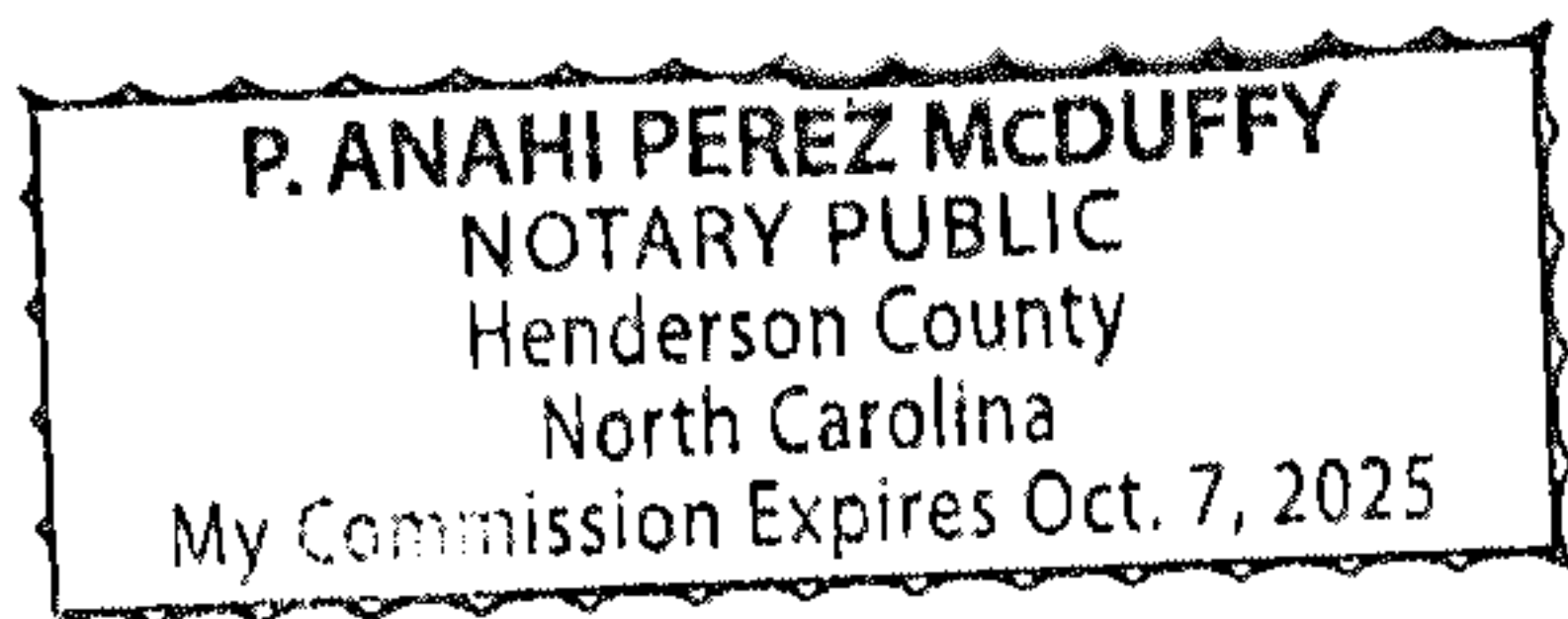
 (SEAL)
LaDonna Joyce Huff, individually and as executor

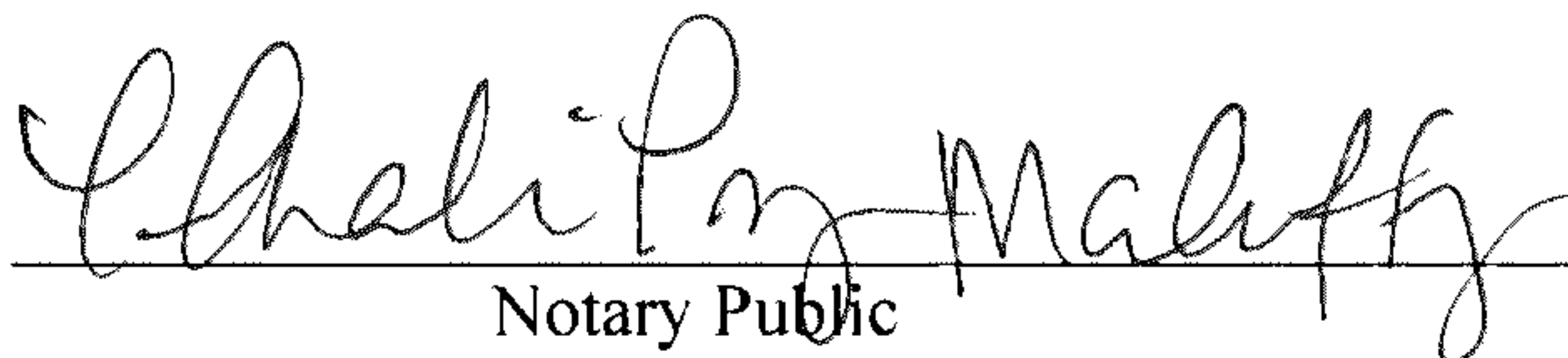
State of NC - County of Henderson

I, the undersigned Notary Public of the County and State aforesaid, certify that **LaDonna Joyce Huff, individually and as executor of the estate of the Estate of Georgia Alma W. Smith** 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 28 day of November, 2022

My Commission Expires: 10-7-2025

(SEAL)




Notary Public

Jackie A. Smith (SEAL)
Jackie A. Smith

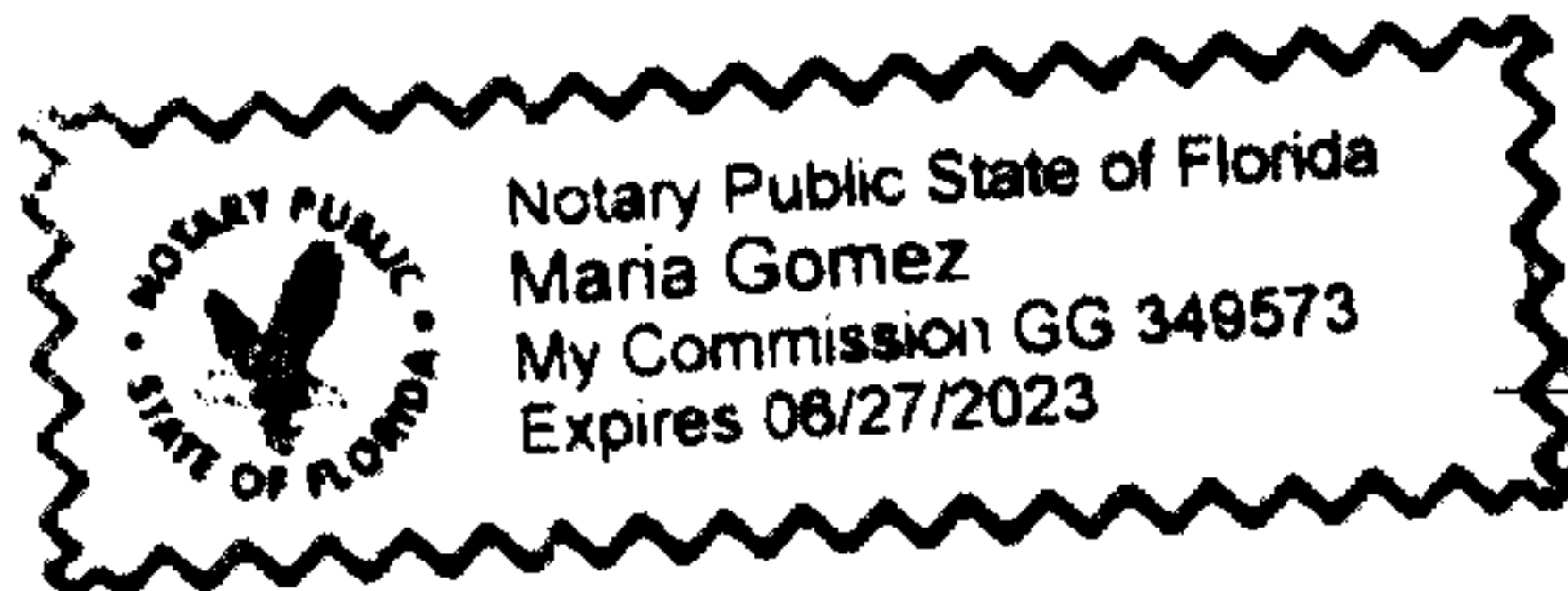
Patricia Smith (SEAL)
Patricia Smith

State of Florida - County of St. Lucie

I, the undersigned Notary Public of the County and State aforesaid, certify that **Jackie A. Smith and Patricia Smith**, 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 22nd day of November, 2022.

My Commission Expires: 6/27/23

(SEAL)



Maria Gomez
Notary Public

Kevin D. Smith (SEAL)
Kevin D. Smith

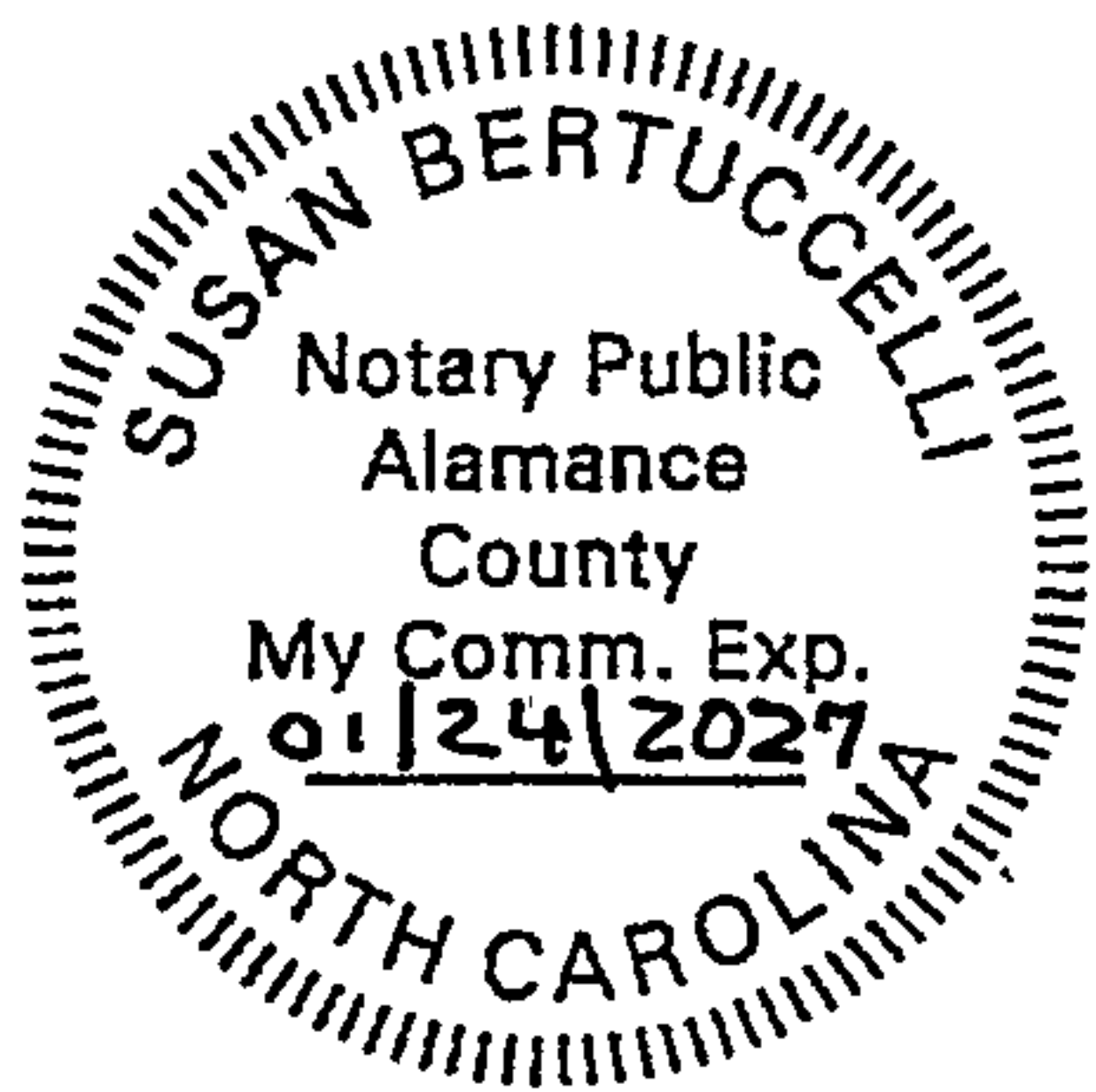
State of North Carolina - County of ALAMANCE

I, the undersigned Notary Public of the County and State aforesaid, certify that **Kevin D. Smith**, 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 22 day of NOVEMBER, 2022

My Commission Expires: 01/24/2027

(SEAL)

Susan Bertucelli
Notary Public



Timothy K. Smith (SEAL)
Timothy K. Smith

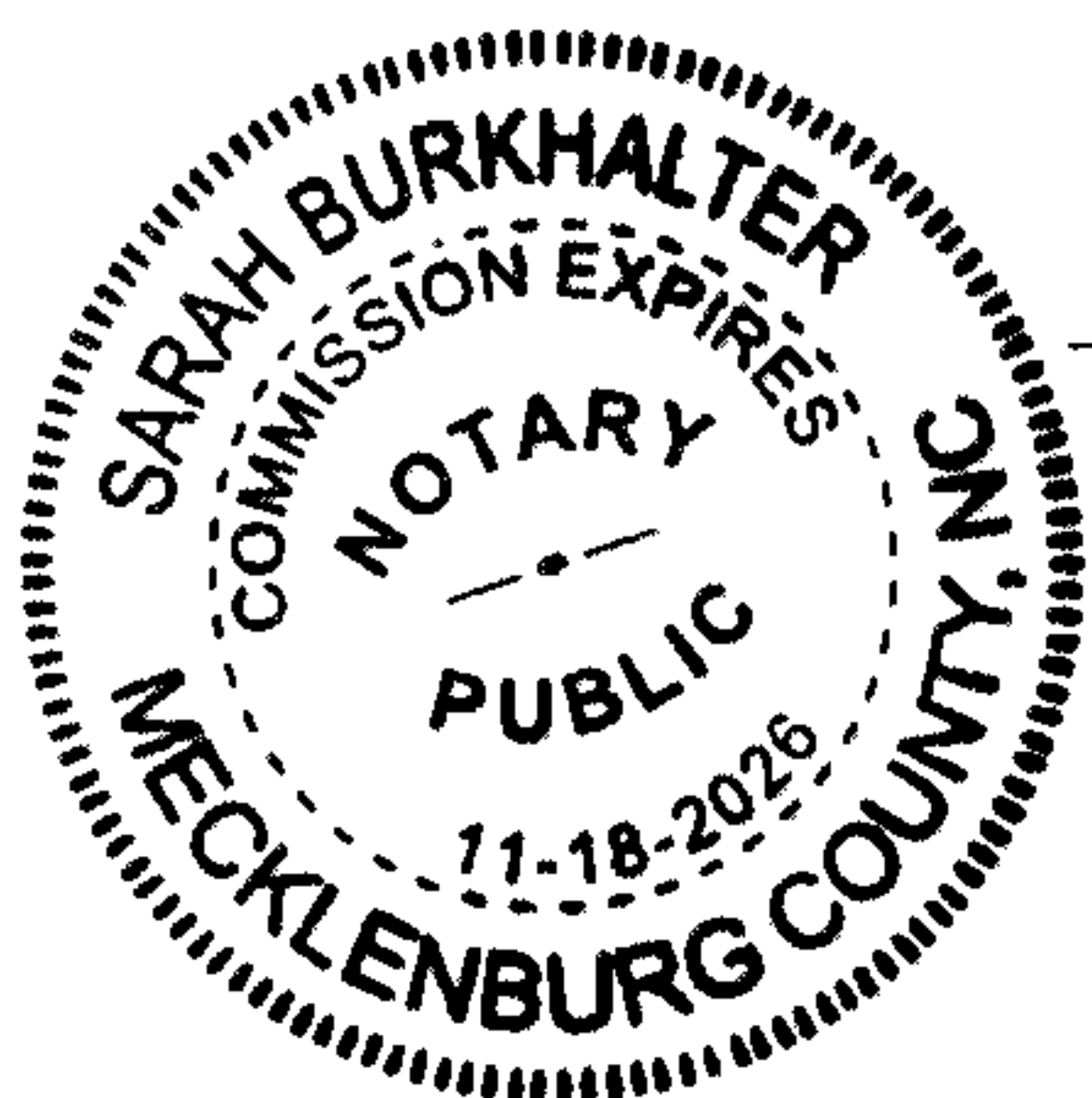
Kellie Smith (SEAL)
Kellie Smith

State of North Carolina - County of Mecklenburg

I, the undersigned Notary Public of the County and State aforesaid, certify that **Timothy K. Smith and Kellie Smith**, 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 22 day of November, 2022.

My Commission Expires: 18 November 2026

(SEAL)



Sarah Burkhalter
Notary Public

Exhibit A

Beginning at a Point in the Center of the Oak Grove Road said point being the Southeast corner of that tract of land conveyed by John Capps and wife Victoria Capps et als to H.M. Tabor and wife Nora Tabor as will appear by reference to said Deed of record in Deed Book 296 at page 122 of the record of Deeds in the Registry of Henderson County, N.C. and runs thence with the center of said Oak Grove Road due North 200 feet; thence leaving said road a new line, North 85 deg 30' West 434 feet to a stake; thence South 3 deg 30' West 200 feet to the Southwest corner of the tract referred to; thence with the southern line of said tract South 85 deg 30' East 448 feet to the beginning, containing 1.99 acres more or less.

BEING THE SAME property conveyed by Deed in Deed Book 438 at page 93 of the Henderson County Register of Deed.

Grantee, their heirs, successors, and assigns, may not subdivide the property until the seller financing Deed of Trust to be recorded contemporaneously with this deed is canceled of record.