



This document presented and filed:
12/20/2019 03:02:00 PM

WLK

WILLIAM LEE KING, Henderson COUNTY, NC
Transfer Tax: \$560.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 560.00

Parcel Identifier No. 101477 Verified by _____ County on the ____ day of _____, 20____
By: _____

→ Mail/Box to: Goosmann Rose Colvard & Cramer, P.A., 77 Central Ave. #H, Asheville, NC 28801

This instrument was prepared by: Whitney Staton - Deed Preparation Only - No Title Search Performed

Brief description for the Index: _____

THIS DEED made this _____ day of _____, 2019, by and between

GRANTOR

GRANTEE

Jessica R. Stege and husband, Sean Stege
6 Lady Fern Way
Simpsonville, SC 28739

Aaron L. Woodruff and wife,
Jenny Woodruff
93 Foster Hill Drive
Hendersonville, NC 28739

AW JW

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, parcel of land or condominium unit situated in the City of _____ Township, _____ Henderson _____ County, North Carolina and more particularly described as follows:

See Exhibit A Attached Hereto and Incorporated by Reference

This instrument was prepared by Whitney P. Staton., 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 3004 page 304. 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 C page 153A.

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 2019 ad valorem property taxes.
Subject to easements, rights of way and restrictions of record.

Book 3430
Page 607

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

By: _____ (Entity Name) Jessica R. Stege (SEAL)
 Print/Type Name: Jessica R. Stege

By: _____ Sean Stege (SEAL)
 Print/Type Name & Title: _____
 Print/Type Name: Sean Stege

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

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

State of North Carolina - County or City of Henderson
 I, the undersigned Notary Public of the County or City of Henderson and State aforesaid, certify that Jessica R. Stege and, Sean Stege 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 9 day of December, 2019.

My Commission Expires: 10/31/22
 (Affix Seal)

CRYSTAL UHLENHAKE
 Notary Public, North Carolina
 Henderson County
 My Commission Expires
 October 31, 2022

Crystal Uhlenhake
 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 _____ 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 _____ day of _____, 20____.

My Commission Expires: _____
 (Affix Seal)

 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 _____ personally came before me this day and acknowledged that he is the _____ 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 Public
 Notary's Printed or Typed Name

Exhibit A

Beginning at an iron pin located at the western margin of the right of way of Holiday Drive (S.R. #2140), said iron pin also standing in the northeastern corner of Lot 2, Block B, of Section 3, of Blue Ridge Estates Subdivision, as shown on a plat thereof recorded in Plat Book 8, at Page 35, and reindexed in Plat Cabinet C, at Slide 153A, of the Henderson County Registry; and running thence from said beginning point and with the western margin of the right of way of Holiday Drive, South 1° 13' 45" West 79.90 feet to a point; thence South 11° 27' 48" West 100.00 feet to a point; thence South 17° 18' 37" West 116.07 feet to a point; thence leaving said right of way and running thence with the northern boundary of Lot 3, Block B, of Section 3, of Blue Ridge Estates Subdivision, North 86° 58' 16" West 106.28 feet to an iron pin set located at the eastern margin of the right of way of Foster Hill Drive; thence with the eastern margin of said right of way, North 1° 13' 16" West 128.54 feet to a point; thence North 13° 13' 16" West 100.00 feet to an existing iron pin; thence leaving the right of way of Foster Hill Drive and traveling with the southern boundary of Lot 1, Block B, of Section 3, of Blue Ridge Estates Subdivision, and being that property described in deed recorded in Deed Book 761, at Page 647, of the Henderson County, North Carolina Register's Office, North 73° 03' 35" East 196.39 feet to the point and place of Beginning, and being 0.88 acre, more or less, as shown on that survey prepared by Donald Jeffrey Austin, R.L.S., entitled "Map of Survey made for Carol J. Beracha", dated July 17, 1995, and being Job No. 95-268, reference to which is hereby made and incorporated herein. And being all of Lot 2, Block B, of Section 3, of Blue Ridge Estates Subdivision, as shown on the aforementioned plat.

The above-described property is all of that property conveyed in that deed recorded in Record Book 3004 at Page 304 of the Henderson County, NC Register's Office.

aw JW