

BK 4214 PG 507 - 509 (3)

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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 ID:	a portion of 9944195
Mail/Box to:	Staton Law Firm , 640 North Main Street, Hendersonville, NC 28792
Prepared by:	Staton Law Firm, Deed Preparation Only, No Title Search Performed
Brief description for the index:	

THIS GENERAL WARRANTY DEED ("Deed") is made on the 26 day of September, 2024, by and between:

GRANTOR	GRANTEE
Frederick M. Earley, Jr., a single man 4 Warbler Dr Fletcher, NC 28732	Robert Ward Frauenthal, Trustee of The Robert Ward Frauenthal Living Trust, dated July 17, 2023, and any amendments thereto 2 Warbler Dr Fletcher, NC 28732

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in Hoopers Creek Township, Henderson County, North Carolina and more particularly described as follows (the "Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 1633 Page 343.

All or a portion of the Property includes or does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Slide 14445.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Subject to 2024 ad valorem property taxes.
Subject to restrictions, right of ways and easements of record.

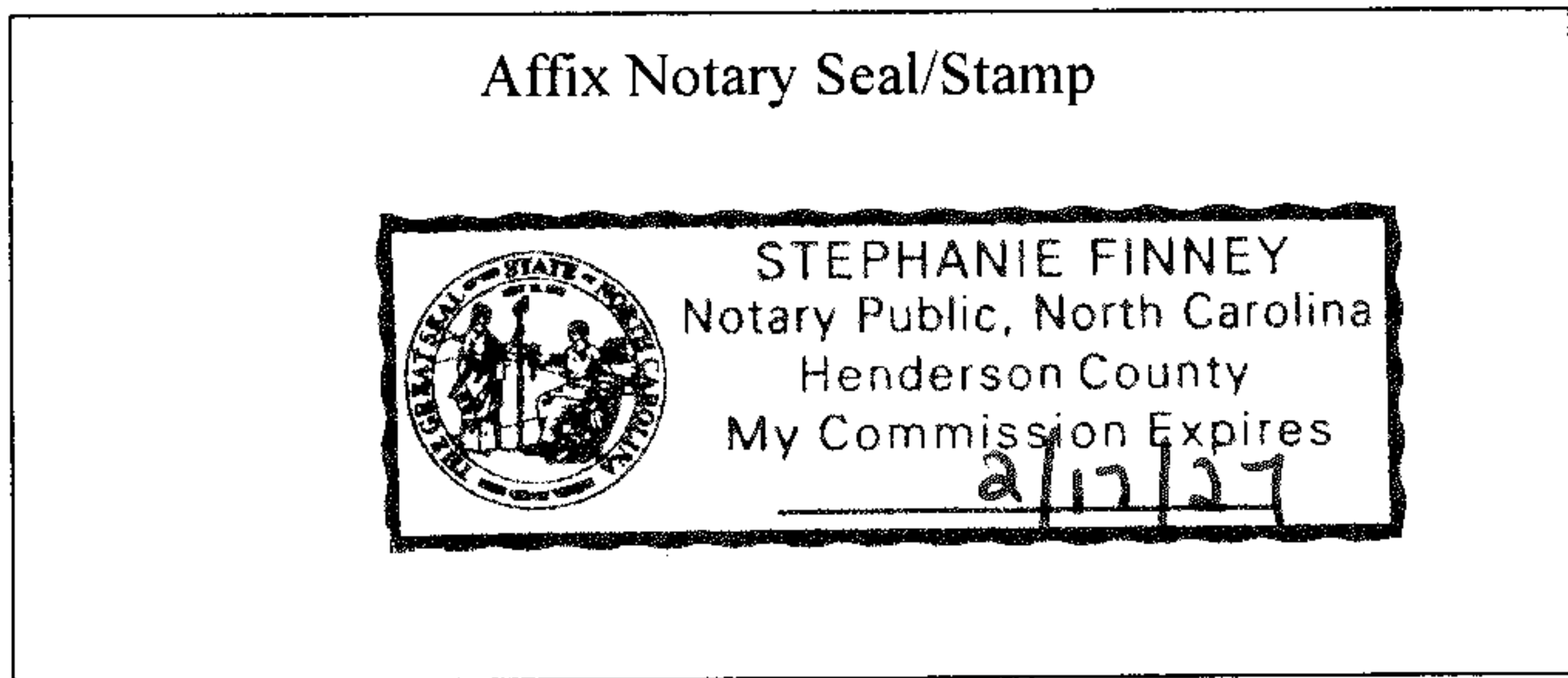
IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

Frederick M. Earley, Jr.
Name: Frederick M. Earley, Jr.

STATE OF NORTH CAROLINA, COUNTY OF HENDERSON

I, Stephanie Finney, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 26th day of September, 2024 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):

Frederick M. Earley, Jr.



Stephanie Finney
Notary Public (Official Signature)
My commission expires: 2/17/27

EXHIBIT "A"

BEING ALL of that 0.03 acres and 1,236 square feet, more or less, as shown on that plat of survey recorded in Plat Slide 14445, Henderson County Registry, reference to said plat is hereby made and incorporated as if fully set forth herein.

It is the intention of the parties to combine this 0.03 acres with that property described in Deed Book 4070, Page 166 of the Henderson County, NC Register's Office.

AND BEING a portion of the same property as described in deed recorded in Deed Book 1633, Page 343 of the Henderson County, NC Register's Office.