

BK 479 PG 1618 - 1620

Assessor MO
 Collector MO
 Land Use MO

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$1,180.00
Parcel ID:	P32-68 and P32-69
Mail/Box to:	Staton Law Firm, 640 North Main Street, Hendersonville, NC 28792
Prepared by:	Whitney Staton, Staton Law Firm, 640 North Main Street, Hendersonville, NC 28792
Brief description for the index:	Lot 84 and 85, Piney Mountain

THIS GENERAL WARRANTY DEED ("Deed") is made on the 24th day of July, 2023, by and between:

GRANTOR	GRANTEE
Jarrod Cody Daughtry and wife, Katharine Wolfe Daughtry 686 Lake Frances Dr Charleston, SC 29412	Stephen J. Kiss and Heather Urie, a married couple 1939 Enclave Drive Mt. Pleasant, SC 29464

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 the City of Saluda, Polk 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 451 Page 738.

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 Card File E Page 145.

This instrument prepared by Staton Law P.A.,
 a licensed North Carolina attorney. Delinquent taxes,
 if any, to be paid by the closing attorney to the County
 Tax Collector upon disbursement of closing proceedings.

Submitted electronically by "Staton Law P.A."
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Polk County Register of Deeds.

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 2023 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.

Jarrod Cody Daughtry
Name: Jarrod Cody Daughtry

Katharine Wolfe Daughtry
Name: Katharine Wolfe Daughtry

Name:

Name:

Entity Name

By:

Name:

Title:

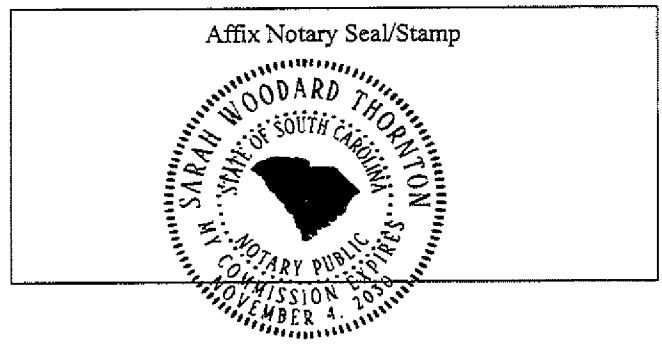
By:

Name:

Title:

STATE OF South Carolina COUNTY OF Charleston

I, Sarah Woodard Thornton, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 24 day of July, 20 23 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):
Jarrod Cody Daughtry and Katharine Wolfe Daughtry



Sarah W. Thornton
Notary Public (Official Signature)
My commission expires: 11/4/30

EXHIBIT "A"

BEING Lot Number 84, containing 1.24 acres, more or less, and Lot Number 85, containing 3.10 acres, more or less, as shown and delineated upon a plat entitled "PINEY MOUNTAIN," Phase 4, Section 1, White Oak Twp., Polk Co., No. Car., dated July 6, 2001, and prepared by Butler Associates, Reg. Land Surveyor, Tryon, N.C., (L-3033), which plat is duly recorded in Card File E, Page 145 in the Office of the Register of Deeds for Polk County, North Carolina; reference being made to said recorded plat for a full and complete metes and bounds description of said Lot, pursuant to North Carolina General Statutes, Section 47-30(g).

TOGETHER with a perpetual easement for purposes of ingress and egress to and from the subject property across all the subdivision roads serving Piney Mountain Subdivision, including but not limited to Wesley Drive and Volley Way, as shown upon the above-referenced Plat (as Volley Lane) and all other recorded Subdivision Plats for Piney Mountain Subdivision.

The above described property is conveyed subject to that certain Supplemental Declaration of Covenants and Restrictions for Piney Mountain Subdivision, Phase IV, Section I, which is recorded in Book 277 at Page 328 of the Polk County Registry;

The above described property is conveyed subject to a View Easement area as shown upon the recorded plat referenced hereinabove and as the same is more fully described in the aforesaid Declaration of Covenants and Restrictions applicable to Piney Mountain.

There is also hereby conveyed a perpetual easement for the common use of a shared well located on Lot 81 of Piney Mountain Subdivision for the furnishing of water for residential purposes to lots located in Piney Mountain Subdivision, Phase IV, Section 1. Said easement being conveyed subject to each of the specific terms and conditions for use and maintenance of said well/water system as are set forth in particularity in that certain Water System Disclosure serving Piney Mountain Subdivision, Phase IV, Section 1; which Disclosure has previously been received and acknowledged by Grantee.

AND BEING the same property as described in deed recorded in deed book 451, Page 738 of the Polk County Registry.