

BK 4099 PG 411 - 414 (4)

DOC# 1001005526

This Document eRecorded:

10/24/2023 03:33:40 PM

Fee: \$26.00

Henderson County, North Carolina

Tax: \$770.00

William Lee King, Register of Deeds

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$770.00

Parcel Identifier No. 9926004

Mail/Box to: Barnwell & Long, PLLC, 2000 Hendersonville Rd, Ste. A, Asheville, NC 28803

This instrument was prepared by: Law Office of Bridget D. Swing, PLLC, 101B Chadwick Square Court, Hendersonville, NC 28739. No title exam performed by preparer. *Document prepared by NC attorney, Bridget D. Swing. Delinquent taxes, if any, to be paid by the closing attorney at closing upon disbursement of closing proceeds.*

Brief description for the Index:

THIS DEED made this \_\_\_\_\_ day of October 2023 by and between

| GRANTOR  | GRANTEE  |
|--|--|
| <b>Donald K. Henderson, unmarried, and<br/>Jessica Rene Henderson, unmarried</b> | <b>Eugene C. Lindsey and Jessica L. Moore, married to<br/>each other</b> |
| <b>Address: 2158 Howard Gap Rd, #16<br/>Hendersonville, NC 28792</b>             | <b>Address: 10 Shawn Drive<br/>Etowah, NC 28729</b>                      |

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 Henderson County, North Carolina and more particularly described as follows: See Exhibit A.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1676 Page 51.

All or a portion of the property herein conveyed X does or \_\_\_ does not include the primary residence of a Grantor.

A map showing the property is recorded in Plat Cabinet A, Slide 24.

submitted electronically by "Barnwell & Long, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Henderson County Register of Deeds.

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.

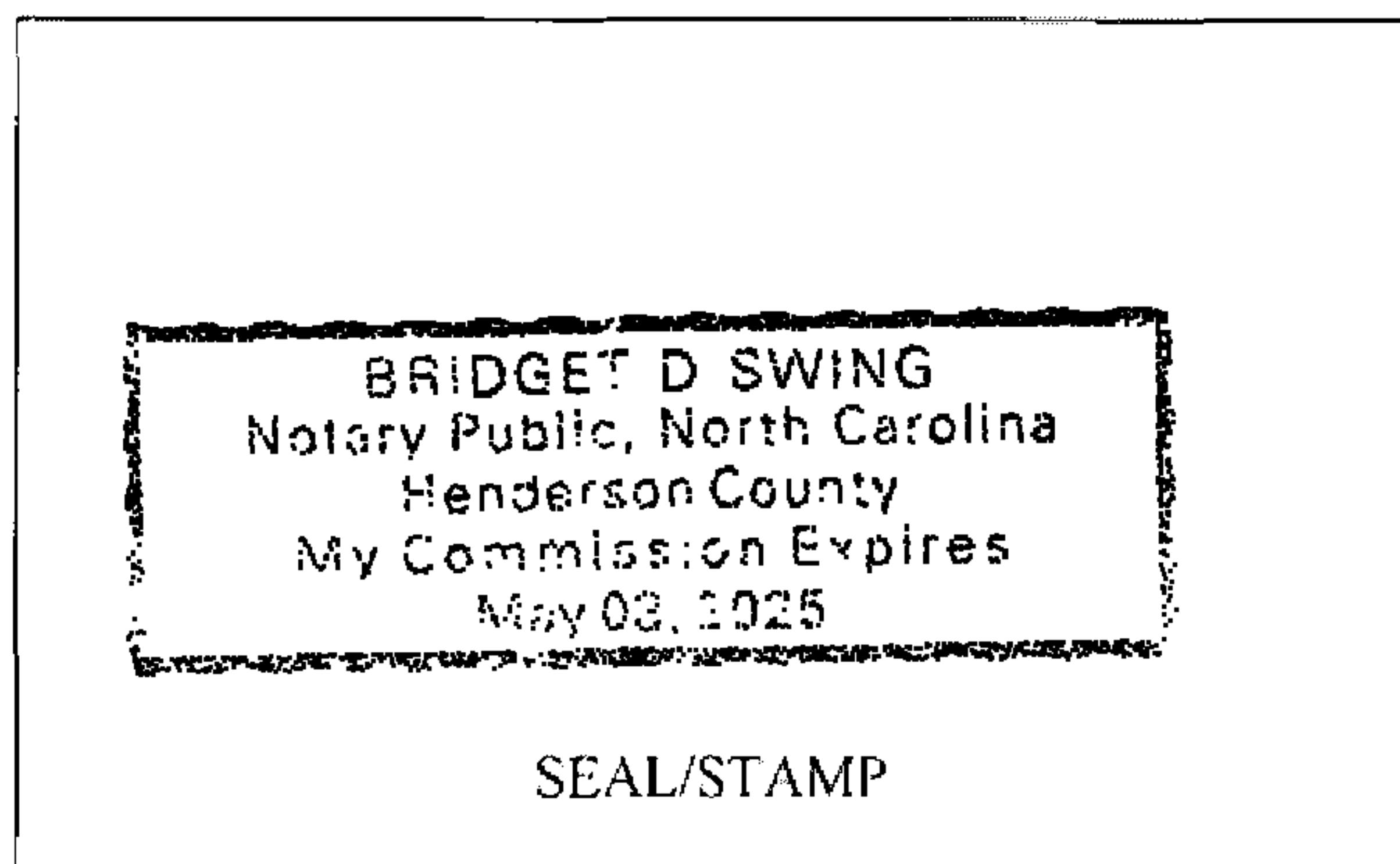
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Current tax year, and subsequent years, which are a lien on the subject property and to restrictions, easements, rights of way and any other matter of record.

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

Donald K. Henderson (SEAL)  
Donald K. Henderson

State of North Carolina – County of Henderson



I, Bridget D Swing, the undersigned Notary Public of the County and State aforesaid, certify that **Donald K. Henderson**, Grantor, 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 16 day of October 2023.

My Commission Expires:  
May 3, 2025

Bridget D Swing  
Notary Public

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.

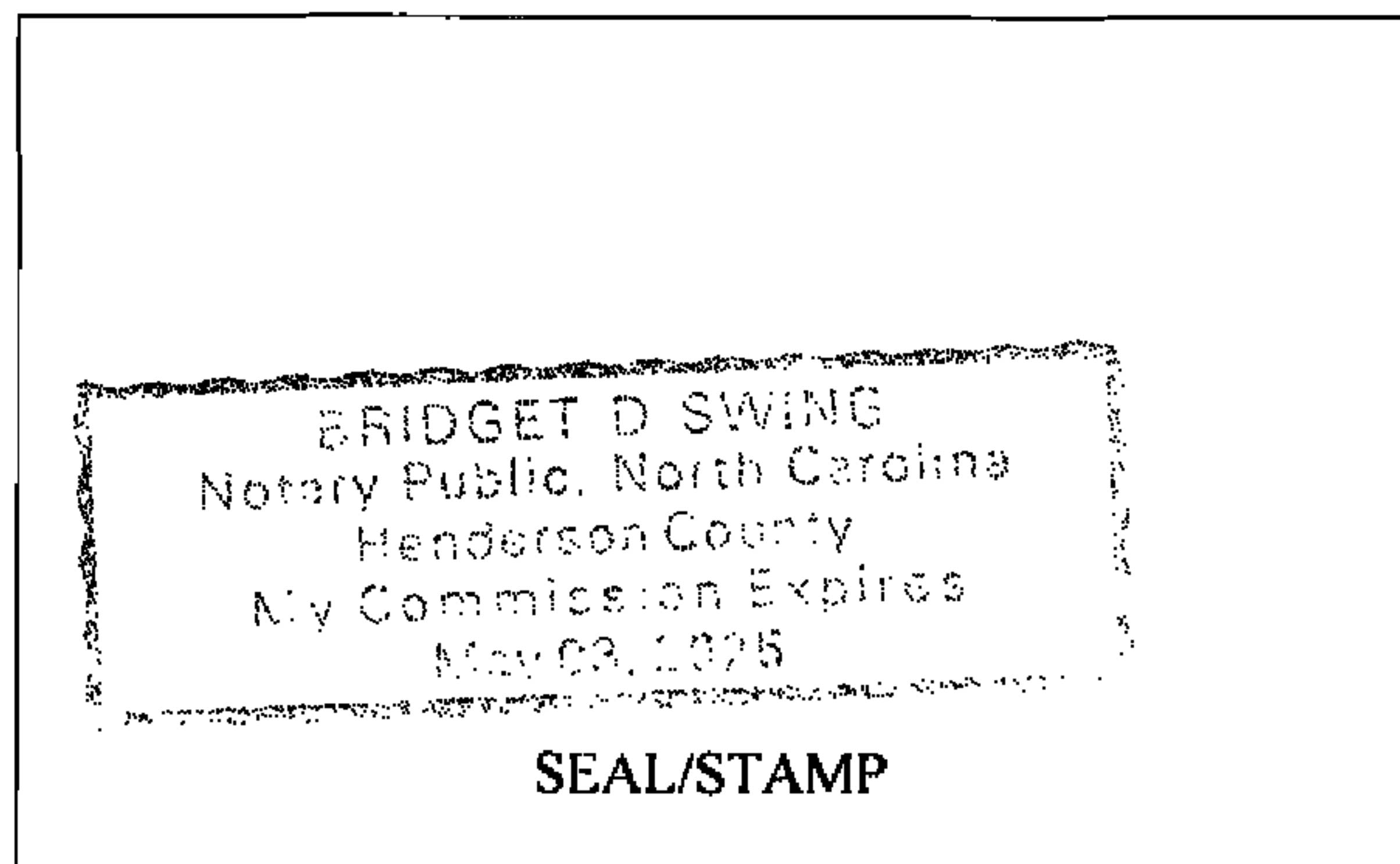
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Current tax year, and subsequent years, which are a lien on the subject property and to restrictions, easements, rights of way and any other matter of record.

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

Jessica Rene Henderson (SEAL)  
Jessica Rene Henderson

State of North Carolina – County of Henderson



I, Bridget D. Swing, the undersigned Notary Public of the County and State aforesaid, certify that **Jessica Rene Henderson**, Grantor, 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 20 day of October 2023.

My Commission Expires:  
May 3, 2025

Bridget D. Swing  
Notary Public

**EXHIBIT A****Lying and being in Mills River Township,  
Henderson County, North Carolina**

BEING a portion of Lot 1 of Pencross Estates Subdivision as shown on plat thereof recorded in Plat Cabinet A, Slide 24 of the Henderson County Registry and being more particularly described in accordance with a plat of survey prepared by Gene Parker, RLS dated August 16, 1988 entitled "Survey for Don R. Hartman" as follows: BEGINNING on an iron pin marking the northwest corner of Lot 1 of Pencross Estates Subdivision as shown on the plat referred to above and running then from said beginning point with the North boundary line of said property South 84 deg. 9 min. 8 sec. East 97.54 feet to a point in the center of a 60-foot wide right of way for Shawn Drive; then with the center line of Shawn Drive the following three courses and distances: South 4 deg. 8 min. 41 sec. East 43.63 feet to a point; then with the arc of a circle having a radius of 202.62 feet, curving to the left and in a southeasterly direction a distance of 59.57 feet to a point; then South 20 deg. 59 min. 21 sec. East 88.28 feet to a point; then leaving the center line of Shawn Drive and running a new line South 51 deg. 24 min. 06 sec. West 245.31 feet to an iron pin marking the southwesternmost corner of Lot 1 as shown on that plat referred to above; then with the West line of Lot 1 North 7 deg. 43 min. East 350.02 feet to an iron pin and the point of BEGINNING. Also conveyed is an easement with ingress, egress and regress to said property from Orr Road (SR 1321) over the 60-foot wide right of way labeled Shawn Drive on the plat referred to above.

TOGETHER WITH and SUBJECT TO easements, rights of way and all other such matters as shown on the above-referenced plat and further of record in the Henderson County Registry.

TOGETHER WITH and SUBJECT TO the benefits and burdens of those restrictive covenants as recorded in Deed Book 599, at Page 945; Deed Book 600, at Page 565; Deed Book 627, at Page 91; Deed Book 727, at Page 52.

AND BEING all of the property described in that deed recorded in Deed Book 1676 at Page 51, Henderson County Registry.