

BK 3520 PG 566 - 568 (3)

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Henderson County, North Carolina

William Lee King, Register of Deeds

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1430.00

Parcel Identifier No: 9930777 Verified by _____ County on the ____ day of _____, 20_____

By: _____

Mail/Box to: Lancaster Law Firm, 189 E. Chestnut Street, Asheville, NC 28801

This instrument was prepared by: Sherri L. Brewer DEED PREP ONLY TITLE NOT EXAMINED 20-1080

Brief description for the Index: 1101 Scheppergrell Drive, Hendersonville, NC 28791

THIS DEED made this 24th day of June, 2020, by and between

GRANTOR	GRANTEE
W. RONALD MOFFITT, and wife SARAH G. MOFFITT, Trustees, or their successors In trust, under the Moffitt Family Trust, dated July 7, 2015 and any amendments thereto.	EVAN STRAUCH, single
1649 Sparkleberry Lane Johns Island, SC 29455	1101 Scheppergrell Drive Hendersonville, NC 28791

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

SEE ATTACHED EXHIBIT A.

Submitted electronically by "LANCASTER LAW FIRM, PLLC"
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 1624 at Page 394.

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.

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 Henderson County 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.

W Ronald Moffitt TEE (SEAL)
W. Ronald Moffitt, Trustee

By: _____
Print Name and Title

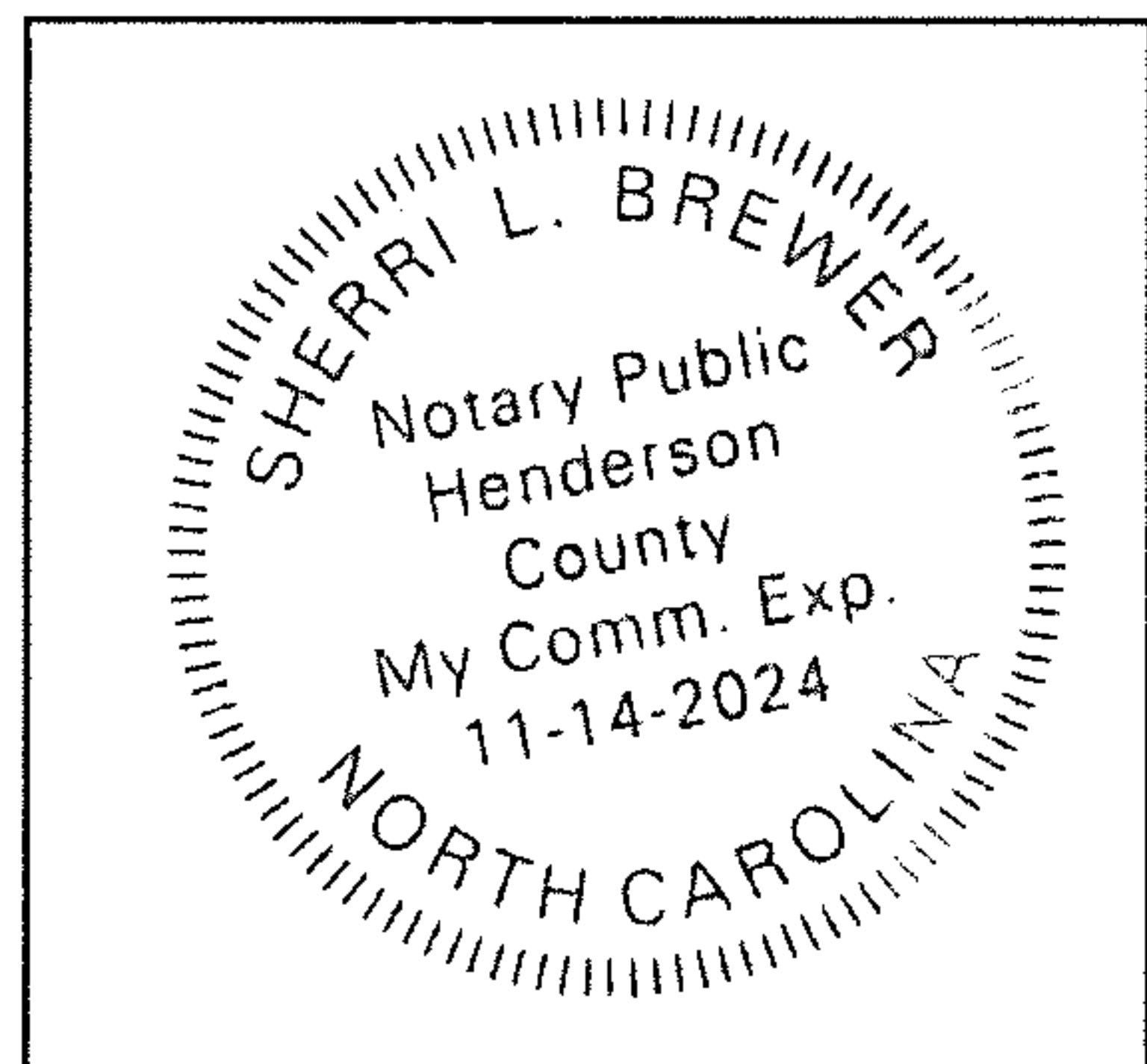
Sarah G. Moffitt TEE (SEAL)
Sarah G. Moffitt, Trustee

By: _____
Title: _____

_____ (SEAL)

By: _____
Title: _____

_____ (SEAL)



(Affix Seal)

State of NORTH CAROLINA - County of HENDERSON

I, the undersigned Notary Public of the County and State aforesaid, certify that W. Ronald Moffitt and Sarah G. Moffitt, Trustees for the Moffitt Family Trust, dated July 7, 2015, 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 27th day of June, 2020.

My Commission Expires:
11-14-2024

Sherri L. Brewer
Sherri L. Brewer Notary Public
Notary's Printed or Typed Name

EXHIBIT A

BEGINNING at a point in the northwestern corner of the T. D. Hunter, Jr. property as described in deed recorded in Deed Book 350 at Page 37, Henderson County Registry, said point also being the southwesternmost corner of that original tract of property conveyed to Joe H. Farrar and wife, Gayle B. Farrar, as described in Deed Book 685 at Page 625, Henderson County Registry, and running with the line of the E.G. Thomas heirs as described in Deed Book 256 at Page 316, Henderson County Registry, North 04 deg. 22 min. 00 sec. East 240.93 feet to a new iron pin; thence with a new line South 87 deg. 08 min. 02 sec. East 234.29 feet to a new iron pin; thence South 03 deg. 57 min. 49 sec. East 150.00 feet to an existing iron pin located in the margin of the right of way of Scheppegrell Drive, and proceeding with the margin of right of way of Scheppegrell Drive the following calls and distances; South 82 deg. 20 min. 00 sec. West 97.00 feet to a point; thence South 65 deg. 36 min. 00 sec. West 35.30 feet to a point; thence South 50 deg. 26 min. 06 sec. West 38.23 feet to a point; thence South 04 deg. 44 min. 46 sec. West 35.00 feet to an existing iron stake; thence leaving the margin of the right of way of Scheppegrell Drive, North 85 deg. 35 min. 04 sec. West 102.37 feet to the point and place of **BEGINNING**, containing 1.12 acres, more or less, as shown on survey prepared by Case & Associates Surveyors, P.A., dated September 14, 1987 and entitled Job No. 87-01-666, reference to which is hereby made and incorporated herein by reference.

AND BEING a portion of that property conveyed to Joe H. Farrar and wife, Gayle B. Farrar, by deed recorded in Deed Book 685 at Page 625, Henderson County Registry.

This conveyance is made and accepted **SUBJECT** to those restrictions recorded in Deed Book 1624, Page 396, Henderson County Registry.

ALSO BEING recorded in Deed Book 1624 at Page 394, Henderson County Registry.