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 Recorded: 03/04/2022 at 09:10:34 AM
 Fee Amt: \$1,426.00 Page 1 of 4
 Revenue Tax: \$1,400.00
 Polk, NC
 Sheila Whitmire Register of Deeds

BK **468** PG **63-66**

Excise Tax \$1,400.00 Recording Time, Book and Page
 Tax Lot No.: **S5-B16, S5-B13**
 Verified by Polk County:

Assessor *JL*
 Collector *[Signature]*
 Land Use *[Signature]*

Mail after recording to: See Below ✕
 This instrument was prepared by: Feagan Law Firm, PLLC, P.O. Box 309, Columbus, North Carolina 28722
 Brief description for the Index

Two Tracts, Crescent Street

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 18th day of February 2022, by and between

GRANTOR	GRANTEE
<p>DEENA L. TALBOT and spouse, IRENE ANN HOLT, by and through her Attorney-in-Fact, Deena L. Talbot</p> <p>Address: Post Office Box 1084 Saluda, NC 28773</p>	<p>APPLIED ADVENTURE CONSULTING, LLC a Colorado Limited Liability Company</p> <p>Address: 2352 E Road Grand Junction, CO 81507</p>

Enter in appropriate block for each party: name, 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 or parcel of land situated in the City of Saluda, Saluda Township, Polk County, North Carolina and more particularly described as follows:

BEING THE IDENTICAL PROPERTY DESCRIBED IN THE ATTACHED EXHIBIT "A" WHICH IS INCORPORATED HEREIN BY REFERENCE AS IF FULLY SET FORTH

THE ABOVE-DESCRIBED PROPERTY IS NOT GRANTOR'S PRIMARY RESIDENCE FOR PURPOSES OF N.C.G.S. 105-317.2(2).

The properties hereinabove described are the properties acquired by Grantor by instrument recorded in Book 231, Page 1427 an Book 260, Page 54 of the Polk County Registry.

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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

- a. Subject to all rights of way for public utilities;
- b. Subject to all rights of way for public streets, roadways, and/or easements;
- c. Subject to any applicable provisions of the City of Saluda zoning ordinances.

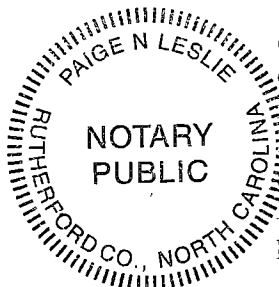
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Deena L. Talbot (SEAL)
DEENA L. TALBOT

By Irene Ann Holt
Deena L. Talbot, AIF (SEAL)
IRENE ANN HOLT, by and through her
Attorney-in-Fact, Deena L. Talbot

SEAL-STAMP STATE OF NORTH CAROLINA, COUNTY OF POLK

I, a Notary Public of the County of Polk and State of North Carolina, do hereby certify that Deena L. Talbot, Attorney-in-Fact for Irene Ann Holt, personally appeared before me this day, and being by me duly sworn, says that she executed the foregoing and annexed instrument for and on behalf of the said Irene Ann Holt, and that her authority to execute and acknowledge said instrument is contained in an instrument duly executed and acknowledged, and recorded in the Office of the Register of Deeds for Polk County, North Carolina, on the 25th day of February, 2022, in Book 467, Page 2120, and that this instrument was executed under and by virtue of the authority given by said instrument granting her Power of Attorney. I do further certify that the said Deena L. Talbot acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Irene Ann Holt.



Witness my hand and official stamp or seal, this 18th day of February, 2022.

My commission expires: MARCH 8, 2025 Paige N. Leslie Notary Public

EXHIBIT "A"

TRACT ONE:

Being all that certain tract or parcel of land containing 8.755 acres, more or less, as shown and delineated upon a plat entitled "Deena Talbot", Saluda Twp., Polk Co., No. Car., dated February 5, 1991 and revised December 1, 1995, and prepared by Butler Associates, Reg. Land Surveyor, Tryon, NC, which plat is duly recorded in Card File C, Page 693 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 tract, pursuant to North Carolina General Statutes Section 47-30(g).

SAVE AND EXCEPT FROM THE ABOVE DESCRIBED TRACT that certain tract of land containing 0.19 of an acre, more or less, conveyed by Deena L. Talbot, unmarried, to Max G. Ward, Sr. and wife, Margaret B. Ward by deed dated September 29, 2009 and recorded in Book 368, Page 542 of the Polk County Registry.

SAVE AND EXCEPT FROM THE ABOVE DESCRIBED TRACT that certain tract of land containing 0.40 of an acre, more or less, conveyed by Deena L. Talbot, unmarried, to Phillip S. Baumberger and wife, Sandra S. Baumberger by deed dated October 9, 2003 and recorded in Book 306, Page 973 of the Polk County Registry.

TOGETHER WITH the ten (10') foot wide easement reserved in the deed for the 0.40 acre tract referenced above. Reference hereby made to said deed for a more complete description of said easement.

TOGETHER WITH and SUBJECT TO that certain Right of Way Agreement (referred to as Summers Drive) dated October 9, 2003 and recorded in Book 306, Page 978 of the Polk County Registry.

TOGETHER WITH all right, title and interest of Grantor in and to the use of the Community/County Drive (sometimes designated as Summers Drive or extension of Crescent Street) as shown on plats recorded in Card File C, Page 693, Card File B, Page 258 and on unrecorded Survey for Deena L. Talbot dated August 8, 2002, Butler Associates, Registered Land Surveyor, Tryon NC.

This being a portion of the property conveyed by Davis T. Moorehead and wife, Joyce M. Moorehead to Deena L. Talbot, unmarried by deed dated December 1, 1995 and recorded in Book 231, Page 1428 of the Polk County Registry.

TRACT TWO:

Being all that certain tract or parcel of land containing 15,000 square feet, as shown and delineated upon a plat entitled "David T. & Joyce M. Moorhead et. Al.", Saluda Twp., Polk Co., No. Car., dated October 8, 1990 and prepared by Butler Associates, Reg. Land Surveyor, Tryon, North Carolina, which plat is duly recorded in Card File B, Page 258 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 tract, pursuant to North Carolina General Statutes, Section 47-30(g).

There is also conveyed hereby an easement to provide access to the above described property, said easement being thirty (30') feet in width and the centerline of said easement being defined on the above-mentioned plat as running from Point A to Point B to Point C to Point D. Reference is hereby made to said recorded plat for a full and complete metes and bounds description of said easement, pursuant to North Carolina General Statutes, Section 47-30(g).

This being the identical property conveyed by Angela Dee Holmes, unmarried, an undivided one-half interest to Deena L. Talbot by deed dated December 15, 1999 and recorded in Book 260, Page 54 of the Polk County Registry.