



Doc ID: 004314440005 Type: CRP
Recorded: 07/11/2014 at 03:56:37 PM
Fee Amt: \$446.00 Page 1 of 5
Revenue Tax: \$420.00
Polk, NC
Sheila Whitmire Register of Deeds
BK **407** PG **1328-1332**

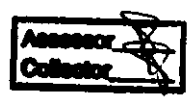
NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 420.00

Parcel Identifier No. **S3-B8** Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: ^{*}Feagan Law Firm – 60 Walker St. Suite F; Columbus, NC 28722

This instrument was prepared by: C. Page Collic (Deed Preparation Only – No Title Search Performed)



Brief description for the Index:

THIS DEED made this _____ day of July 2014 by and between

GRANTOR	GRANTEE
<p>THE SNAIL'S PACE, INC. a North Carolina non-profit corporation</p>	<p>IRENE ANN HOLT, single and DEENA TALBOT, single As Joint Tenants with Rights of Survivorship and Not as Tenants in Common</p>
<p>Address: P.O. Box 593 Saluda, NC 28773</p>	<p>Address: 633 Louisiana Avenue Saluda, NC 28773</p>

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 Saluda Township, Polk County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 218 at Page 719, Polk County, North Carolina Register of Deeds Office.

A map showing the above described property is recorded in Plat Book F at Page 129, Polk County, North Carolina Register of Deeds Office.

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:

Polk County ad valorem taxes for 2014, and subsequent years, which are a lien, but not yet due and payable, easements, rights of way and restrictions of record.

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

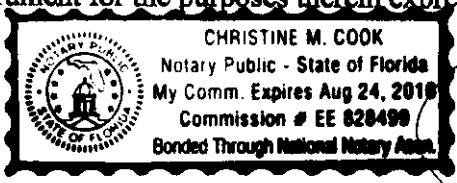
THE SNAIL'S PACE, INC.
a North Carolina non-profit corporation

By: *[Signature]*
MICHAEL JOE GLYMPH
Title: Board President

By: *See attached*
SUSAN GORDON LEE
Title: Board Treasurer

STATE OF Florida COUNTY OF Polk

I, Christine M Cook a Notary Public for the County of Polk and State aforesaid, do hereby certify that **Michael Joe Glymph** personally came before me this day and acknowledged that he is the Board President of The Snail's Pace, Inc., a North Carolina non-profit corporation and that by authority duly given and as an act of the corporation, executed the foregoing instrument for the purposes therein expressed. This the 9 day of July, 2014.



Christine M Cook
NOTARY PUBLIC

My Commission expires:

The property hereinabove described was acquired by Grantor by instrument recorded in Book 218 at Page 719, Polk County, North Carolina Register of Deeds Office.

A map showing the above described property is recorded in Plat Book F at Page 129, Polk County, North Carolina Register of Deeds Office.

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:

Polk County ad valorem taxes for 2014, and subsequent years, which are a lien, but not yet due and payable, easements, rights of way and restrictions of record.

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

THE SNAIL'S PACE, INC.
a North Carolina non-profit corporation

By: See Attached
MICHAEL JOE GLYMPH
Title: **Board President**

By: Susan Gordon Lee
SUSAN GORDEN LEE
Title: **Board Treasurer**

STATE OF _____, COUNTY OF _____

I, _____ a Notary Public for the County of _____ and State aforesaid, do hereby certify that **Michael Joe Glymph** personally came before me this day and acknowledged that he is the Board President of The Snail's Pace, Inc., a North Carolina non-profit corporation and that by authority duly given and as an act of the corporation, executed the foregoing instrument for the purposes therein expressed. This the _____ day of July, 2014.

NOTARY PUBLIC

My Commission expires: _____

STATE OF North Carolina COUNTY OF Mecklenburg

I, Melissa D. Appel a Notary Public for the County of Mecklenburg and State aforesaid, do hereby certify that Susan Gordoff Lee personally came before me this day and acknowledged that she is the Board Treasurer of The Snail's Pace, Inc., a North Carolina non-profit corporation and that by authority duly given and as an act of the corporation, executed the foregoing instrument for the purposes therein expressed. This the 10th day of July, 2014.

Melissa D. Appel
NOTARY PUBLIC

My Commission expires: 4.2.19

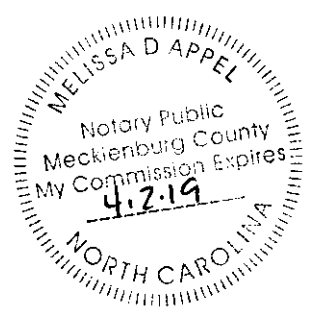


EXHIBIT A

BEING all of Tract A as shown on that Plat of Survey titled "Map of Division for The Snail's Pace, Inc." prepared by Associated Land Surveyors & Planners, PC, dated November 27, 2012 as Job S-12-166, and recorded in the Polk County Register of Deeds Office in Book F, Page 129.

CONTAINING 0.63 acres +/- as per the above referenced survey.

SUBJECT TO AND BENEFITTING from that non-exclusive right of way 20-feet in width leading from Louisiana Avenue (S.R. 1142) in and to the property hereinabove described. Said right of way having been granted to the Grantor herein by that deed recorded in Deed Book 218 at Page 719 of the Polk County Register of Deeds Office.

ALSO SUBJECT TO AND BENEFITTING from that Private Drive Maintenance Agreement recorded in Deed Book 396 at Page 2484 of the Polk County Register of Deeds Office.

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 Polk County Registry.

BEING a portion of that property conveyed to The Snail's Pace, Inc, a North Carolina non-profit organization by that deed dated May 21, 1993 and recorded in Deed Book 218 at Page 719 of the Polk County Register of Deeds Office.

This Deed is made pursuant to North Carolina General Statutes, Section 41-2, and it is the express intent of this Deed that Grantees shall hold the above described real property as Joint Tenants with Right of Survivorship, to the end that upon the death of one of said Joint Tenants, title to said real property shall devolve to the surviving Joint Tenant by operation of law, without reference to any other document, statute or proceeding.