

BK 3752 PG 390 - 392 (3)

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Henderson County, North Carolina

William Lee King, Register of Deeds

PREPARED BY EDWARD L. HARRELSON, ATTORNEY AT LAW
& RETURN TO: HOLTON LAW FIRM

857 W 5th Street
Winston-Salem, NC 27101

Stamps: \$770.00

Tax Parcel No.: 110698

(NO TITLE EXAMINATION PERFORMED BY PREPARER)

This instrument was prepared by Edward L. Harrelson, a North Carolina licensed attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

**STATE OF NORTH CAROLINA
COUNTY OF HENDERSON**

GENERAL WARRANTY DEED

THIS DEED, made this the 13th day of July, 2021, by and between:

KMBL PROPERTIES, LLC, hereinafter called Grantor, whose address is: 158 Underwood Road, Fletcher, NC 28732, and

BRAD COLLINS and wife, JULIA COLLINS, hereinafter called Grantee, whose address is: 405 Anita Drive, Winston Salem, North Carolina 27104.

WITNESSETH:

WHEREAS, the property herein granted was acquired by KMBL PROPERTIES, LLC by deed from PURPLE THISTLE, LLC dated September 19, 2008 and recorded at Deed Book 1374 at Page 315 of the Henderson County Registry; and

WHEREAS, the Grantor has not utilized the property as its primary residence; and

WHEREAS, the Grantor now desires to sell and convey the herein described property;

NOW, THEREFORE, Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to him paid by Grantee, receipt of which is hereby acknowledged, does give, grant, bargain, sell and convey unto Grantee, their heirs and assigns, in fee simple, the following described property located in Hendersonville Township, Henderson County, North Carolina:

submitted electronically by "Holton Law Firm"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Henderson County Register of Deeds.

See the attached Exhibit A, incorporated herein by reference as if set out in full for a complete legal description.

TO HAVE AND TO HOLD the above described premises, with all privileges and appurtenances thereunto appertaining unto Grantee, their heirs and/or successors and assigns, in fee simple.

Grantor covenants with 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 herein stated.

Subject to restrictions, easements, rights of way of record and for *ad valorem* taxes for the current year.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal, the day and year first above written.

KMBL PROPERTIES, LLC

KMBL PROPERTIES, LLC

Marti W. Rimbault (Seal)

By: MARTI W. RIMBAULT, CO-TRUSTEE of the KEVIN R. RIMBAULT AND MARTI W. RIMBAULT LIVING TRUST, MANAGER

Kevin R. Rimbault (Seal)

By: KEVIN R. RIMBAULT, CO-TRUSTEE of the KEVIN R. RIMBAULT AND MARTI W. RIMBAULT LIVING TRUST, MANAGER

**STATE OF NORTH CAROLINA
COUNTY OF HENDERSON**

I, the undersigned Notary Public of the County and State aforesaid, certify that MARTI W. RIMBAULT, and KEVIN R. RIMBAULT, CO-TRUSTEES OF THE KEVIN R. RIMBAULT AND MARTI W. RIMBAULT LIVING TRUST, dated March 12, 2014, personally came before me this day and acknowledged that they are the CO-TRUSTEES of THE KEVIN R. RIMBAULT AND MARTI W. RIMBAULT LIVING TRUST dated March 12, 2014, which is the MANAGER of KMBL PROPERTIES, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of such entity, s/he signed the foregoing instrument as Co-Trustees for said Trust acting as Manager for KMBL Properties, LLC, in its name on its behalf as its act and deed. Witness my hand and official seal this the 13 day of July, 2021.



Notary Public

My commission expires: Jan 17, 2025.

Edward L Harrelson
NOTARY PUBLIC
Polk County, NC

**EXHIBIT A: PROPERTY of
BRAD COLLINS and wife, JULIA COLLINS**

PARCEL ID #: 110698

ADDRESS: 1029 Patton Street, Hendersonville, North Carolina 28792

BEGINNING on a point, said point being in the western margin of Patton Street, said point being the southeastern most corner of that real property described in Deed Book 279 at Page 166 of the Records of Deeds for Henderson County, NC and running down and with the Bresnahan property line as shown in Deed Book 846 at Page 543 North 78 degrees 35 min. 00 sec. West 116.11 feet to a ¾ inch existing iron pin located in the eastern margin of a ten (10) foot alley; thence down and with the eastern margin of said alley North 07 deg. 03 min. 25 sec. East 70.14 feet to a 5/8 inch rebar existing iron pin; thence leaving the margin of said alley and running down and with the Watkins line as shown in Deed Book 853 at Page 755 South 78 deg. 44 min. 05 sec. East 121.10 feet to a 5/8 inch rebar existing iron pin located in the Western margin of Patton Street; thence down and with the Western margin of Patton Street South 11 deg. 08 min. 25 sec. West 70.26 feet to the point and place of BEGINNING and containing 0.19 acres as shown on a survey entitled Survey for Janna W. Davis by Freeland-Clinkscales & Associates, Inc. dated January 24, 1995 and further identified as DWG NO. HNC 15035.

AND BEING the same and identical property which was conveyed by Purple Thistle, LLC to KMBL Properties, LLC by deed dated September 19, 2008, and of record in Deed Book 1374 at Page 315 of the Henderson County, North Carolina Register of Deeds Office.