

This document presented and filed:
06/20/2013 02:12:49 PM



NEDRA W. MOLES, Henderson COUNTY, NC
Transfer Tax: \$0.00

Please do not place anything in the 3" margin above – for recording information only

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$-0-

Tax Lot No. _____ Parcel Identifier No. ✓

Mail after recording to Van Winkle, Buck, Wall, Starnes & Davis, P.A. Attorney's Initials MMT
422 South Main Street, Hendersonville, NC 28792

This instrument was prepared by Van Winkle, Buck, Wall, Starnes, & Davis, P.A. (Michael M. Thompson)

Brief description for the Index: Parcel A, Old Spartanburg Highway (Document Preparation Only)

THIS DEED made this 5th day of June, 2013, by and between:

GRANTOR	GRANTEE
<p><i>GAIL K. CORN, UNMARRIED,</i> <i>and</i> <i>GARY R. KING</i> <i>and wife,</i> <i>PHYLLIS KING</i></p>	<p><i>GAIL K. CORN,</i> <i>UNMARRIED</i></p>
<p>Whose mailing address is: Post Office Box 536 Mountain Home, North Carolina 28758</p>	<p>Whose mailing address is: 898 Waddell Drive Hendersonville, North Carolina 28792</p>

Enter in appropriate block for each Grantor and Grantee: name, mailing 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 Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain lot or parcel of land situated in the Hendersonville Township, Henderson County, North Carolina, and more particularly described as follows:

**SEE EXHIBIT A ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE**

The property hereinabove described is a portion of the property acquired by Grantor by instrument recorded in Deed Book 1207 at Page 510, Henderson County Registry.

All or a portion of the property herein conveyed ____ includes or x does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Cabinet _____, Slide 8961.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to Grantee in fee simple.

And 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 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:

Easements, covenants, conditions and restrictions of record; 2013 ad valorem taxes; and utilities physically located on the property

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

SIGNATURES AND NOTARIES ARE FOLLOWING PAGES

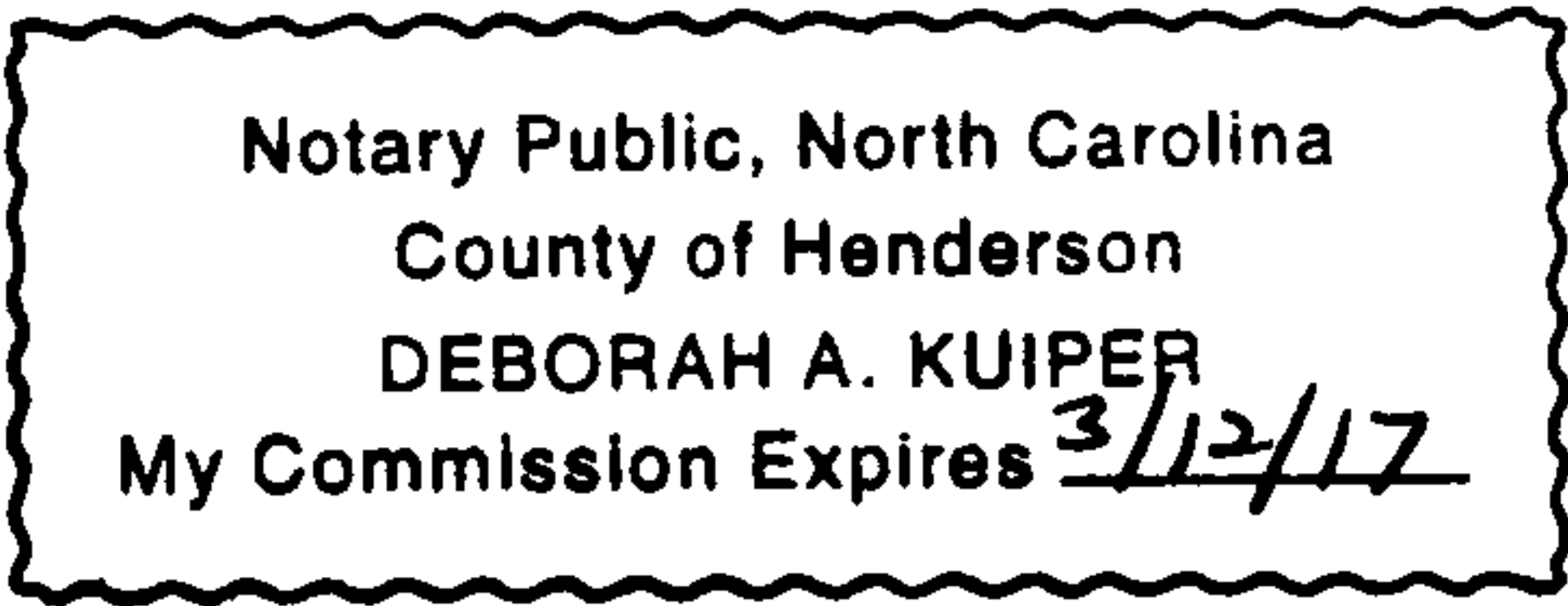
Gail K Corn (seal)
GAIL K. CORN, UNMARRIED

STATE OF NORTH CAROLINA
COUNTY OF HENDERSON

I, Deborah A Kuiper a Notary Public of the County and State aforesaid, certify that *Gail K. Corn, unmarried*, personally appeared before me this day and acknowledged the execution of the foregoing instrument for the purposes therein expressed. Sworn to and subscribed to before me. Witness my hand and official stamp or seal, this 4 day of June, 2013.

My commission expires: 3/12/17

Deborah A Kuiper
Notary Public



Gary R. King (seal)
GARY R. KING

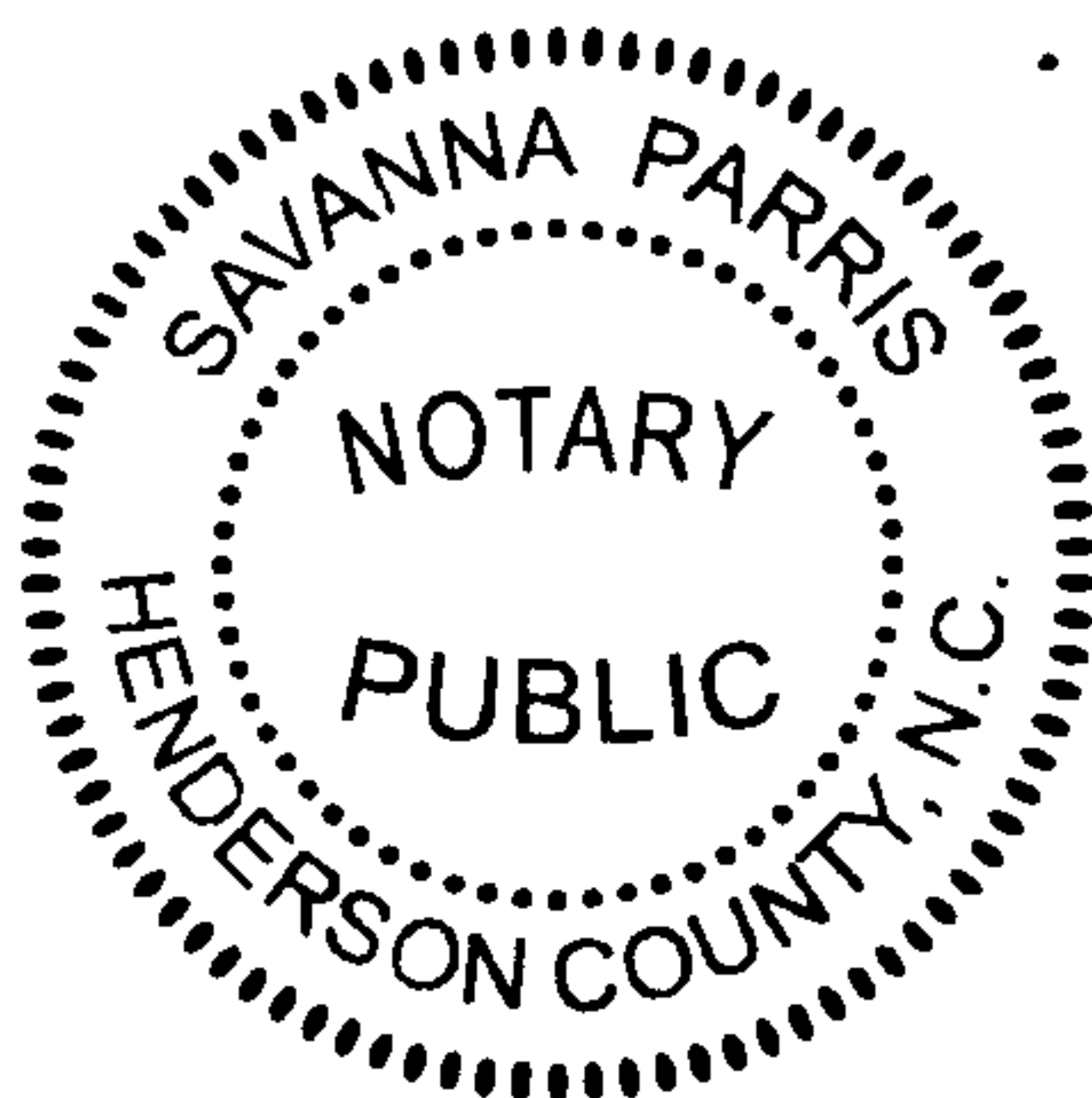
Phyllis King (seal)
PHYLLIS KING

**STATE OF NORTH CAROLINA
COUNTY OF HENDERSON**

I, Savanna Parris a Notary Public of the County and State aforesaid, certify that **Gary R. King and wife, Phyllis King**, personally appeared before me this day and acknowledged the execution of the foregoing instrument for the purposes therein expressed. Sworn to and subscribed to before me. Witness my hand and official stamp or seal, this ~~day of March, 2013.~~ 5th Day of June, 2013,

My commission expires: 11/29/2014

Savanna Parris
Notary Public



DMS [REDACTED] 6/2/2013

EXHIBIT A
(Corn)

C**ONSISTING** of 1.057 acres, more or less, and being all of that property designated as "Parcel A" as shown on that plat entitled "Plat of Recombination Survey for The William R. King Estate" prepared by Stacy Kent Rhodes, PLS dated February 27, 2013 and hereby recorded in Plat Slide 8961, Henderson County Registry, reference to which is hereby made and incorporated herein for greater certainty of description.

THIS PROPERTY IS CONVEYED TOGETHER WITH AND SUBJECT TO the perpetual non-exclusive right of way for purposes of access and utilities over that presently existing right of way known as Heavenly Valley Lane as it runs from Old Spartanburg Road (SR 1722) said right of way being thirty feet in width and being shown on Plat Slide 8961, Henderson County Registry, reference to which is hereby made and incorporated herein for greater certainty of description.

THIS PROPERTY IS ALSO CONVEYED TOGETHER WITH AND SUBJECT TO that certain utility easement twenty feet in width, said easement being identified as "Proposed 20 Foot Utility Easement" as shown on Plat Slide 8961, Henderson County Registry, reference to which is hereby made and incorporated herein for a more complete description.

THIS PROPERTY IS ALSO CONVEYED TOGETHER WITH AND SUBJECT TO a right of way for municipal water lines and meters as said waterlines and meters are presently located and presently exist for the purpose of providing city water to the subject property.

AND BEING a portion of that property described in Deed Book 1207 at Page 510, Henderson County Registry.