

Recorded: 8/4/2023 11:12:37 AM
Fee Amt: \$26.00 Page 1 of 3
Revenue Tax: \$0.00
Polk, NC
Sheila Whitmire Register of Deeds

BK 479 PG 1913 - 1915

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$0.00	Assessor	<u>TF</u>
Parcel ID:	P70-6	Collector	<u>TF</u>
Mail/Box to:	Staton Law Firm , 640 North Main Street, Hendersonville, NC 28792	Land Use	<u>TF</u>
Prepared by:	Staton Law Firm, Whitney Staton, Deed Preparation Only - No Title Search Performed		
Brief description for the index:			

THIS GENERAL WARRANTY DEED ("Deed") is made on the 21st day of April, 2023, by and between:

GRANTOR	GRANTEE
Crystal Johnson, an unmarried woman 121 Kolbe Ct., Apt 205 Wilmington, NC 28403	Crystal Johnson, an unmarried woman 121 Kolbe Ct., Apt 205 Wilmington, NC 28403

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the White Oak Township, Polk County, North Carolina and more particularly described as follows (the "Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

All or a portion of the Property was acquired by Grantor by instrument Estate File 13E-17.

All or a portion of the Property includes or does not include the primary residence of a Grantor.

A map showing the Property is recorded in Book _____ Page _____.

submitted electronically by "Staton Law P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Polk County Register of Deeds.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Subject to 2023 ad valorem property taxes.
Subject to restrictions, right of ways and easements of record.

IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

Crystal Johnson
Name: Crystal Johnson

Entity Name

Name:

By:

Name:

Title:

Name:

By:

Name:

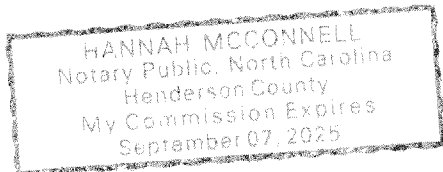
Title:

STATE OF NC, COUNTY OF Henderson

I, Hannah McConnell, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 21st day of April, 20 23 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):

Crystal Johnson

Affix Notary Seal/Stamp



Hannah McConnell
Notary Public (Official Signature)
My commission expires: 9/7/25

EXHIBIT "A"

WHEREAS, Frank B. Johnson and Esther C. Johnson owned the subject property as tenants by the entirety.

WHEREAS Esther C. Johnson died on October 29, 2005, leaving Frank B. Johnson as sole owner of said property.

WHEREAS Frank B. Johnson died on January 5, 2013, leaving Michael Lee Johnson as sole owner of said property.

WHEREAS Michael Lee Johnson died on March 2, 2018, leaving Eric Johnson and Crystal Johnson as sole owners of said property.

WHEREAS Eric Johnson died on June 17, 2021 leaving Crystal Johnson as sole owner of said property.

BEING ALL of Lot 1 containing 46 acres, more or less, as shown on that plat of survey recorded in Plat Book G, Page 350 of the Polk County Registry, reference to said plat is hereby made and incorporated as if fully set forth herein.

AND BEING a portion of the same property as described in deed recorded in Deed Book 173, Page 680 of the Henderson County, NC Register's Office.