

**2021002831**

MCDOWELL COUNTY NC FEE \$26.00

STATE OF NC REAL ESTATE EXT  
\$800.00

PRESENTED &amp; RECORDED

04/30/2021 01:14:51 PM

LYDIA TILLEY EFFLER

REGISTER OF DEEDS

BY: SAVANNAH ALLISON

DEPUTY REGISTER OF DEEDS

BK: CRP 1351

PG: 827 - 830

Excise Tax \$800.00

Recording Time, Book and Page

Parcel Tax ID #0659.011-56-3061

Mail after recording to Begley Law Firm, 103 Richardson Blvd, Black Mountain, NC 28711

This instrument was prepared by Wesley R. Shelley, Attorney at Law, Marion, NC/No Title Examination Made/let

Brief Description for the index

Old Fort Township

**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made April 21, 2021, by and between

## GRANTOR

KATHYJO MELISSA HALL, Administratrix of the Estate of  
Keith HallKATHYJO MELISSA HALL, unmarried,  
(a ¼ undivided interest)ANISSA DAWN HALL, unmarried  
(a ¼ undivided interest)ERIC SMITH, unmarried  
(a ½ undivided interest)

## GRANTEE

GRAHAM LANGDON, unmarried  
830 Walkertown Road,  
Old Fort, NC 28762

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 N/A, Old Fort Township, McDowell County, North Carolina and more particularly described as follows:

**BEGINNING** at a concrete monument set in the margin of the right of way of Bat Cave Road, said concrete monument being the beginning corner of Deed Book 205, Page 554, McDowell County Deed Registry; and runs thence from said beginning point and with the line of the lands now or formerly owned by Raymond Williams (Deed Book 178, Page 7), North 49° 59' 57" East 177.39 feet to a 4" iron pipe in concrete; thence with the line of lands now or formerly owned by Hanley William Medford (Deed Book 458, Page 897), South 68° 29' 48" East 269.61 feet to a point in the center of the Catawba River; thence with the centerline of the Catawba River, the following courses and distances: South 36° 43' 15" West 129.87 feet to a point; South 34° 52' 16" West 57.43 feet to a point; South 50° 27' 00" West 124.19 feet to a point in the river at the concrete bridge over the Catawba River; thence with the right of way of Bat Cave Road, North 40° 00' 00" West 280.79 feet to the **BEGINNING**, and containing 1.53 acres, by coordinate computation. The above calls were taken from an unrecorded plat dated January 3, 2003, prepared by Pendergrass Surveying, Professional Land Surveyors, said plat bearing the notation File: 121202, reference to said plat being made for further description.

**SUBJECT TO** the restrictions and conditions contained in Deed Book 205, page 554.

**AND BEING** the same lands described in a Deed dated May 7, 2003 from Public Service Company of North Carolina, Incorporated to Keith Hall and Eric Smith, and recorded in Deed Book 731 at Page 622 of the McDowell County Deed Registry.

**REFERENCE IS HEREBY MADE** to the Estate of Keith Hall, of record in File #20-E-356, McDowell County Registry.

The property herein conveyed does not include the primary residence of the Grantor.

This deed was prepared without a review or examination of the title to the above described property and no opinion or representations are being made either expressly or impliedly by Evans & Shelley, P.A.

The property hereinabove described was acquired by Grantor by instrument recorded in **Book 743, Page 909.**

A map showing the above described property is recorded in Plat Book Page

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:

Subject to taxes due McDowell County for the year 2021, to be paid by Grantees.

Subject to any right of way easements and utility easements of record.

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.

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
President

ATTEST:

\_\_\_\_\_

\_\_\_\_\_  
Secretary (Corporate Seal)

*Eric Smith*  
ERIC SMITH (SEAL)

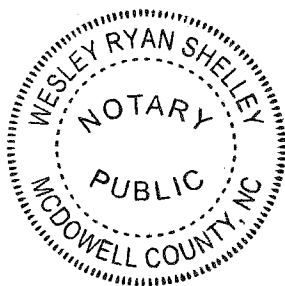
*Anissa Dawn Hall*  
ANISSA DAWN HALL (SEAL)

*Kathyjo Melissa Hall*  
KATHYJO MELISSA HALL (SEAL)

*Kathyjo Melissa Hall*  
KATHYJO MELISSA HALL, administratrix (SEAL)

SEAL-STAMP

STATE OF NORTH CAROLINA, COUNTY OF McDOWELL



I, a Notary Public of the County and State aforesaid, certify that **Anissa Dawn Hall, Eric Smith, and Kathyjo Melissa Hall, individually and as administratrix**, Grantor(s), personally appeared before me this day and

- a) \_\_\_\_\_ I have personal knowledge of the identity of the principal(s)  
b) X I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a NC DL  
c) \_\_\_\_\_ a credible witness has sworn to the identity of the principal(s) each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated. Witness my hand and official stamp or seal, this 30 day of April, 2021.

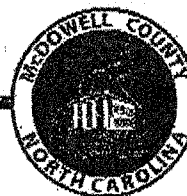
My Commission Expires:

02/23/2025

*Wesley Ryan Shelley*  
NOTARY PUBLIC (Signature)

*Wesley Ryan Shelley*  
Notary Public (Print Name)

DEPARTMENT OF TAX ADMINISTRATION

**TAX CERTIFICATION**Parcel Identification Number 0659-11-56-3061

Tax Collector certifies that no delinquent taxes are due.



This parcel has deferred taxes which may become due upon transfer of the property if a disqualifying event occurs – G.S. 105-277.4(c).

This certification is valid as of 4/29/21 and does not reflect any property taxes that become delinquent after this date.

This does not certify McDowell County Parcel Identification Number matches the deed description.

A handwritten signature in dark ink, appearing to read "J. Sust", is written over a horizontal line.

Tax Collections

4/29/2021

Date