

PENALTY FOR TAX LTING



7/16/20 BY SAC

## HAYWOOD COUNTY TAX CERTIFICATION

There are no delinquent taxes due that are a lien  
against parcel number(s) 8616 258748

Greg West, Haywood County Tax Collector

Date: 7-16-20 By: CCR**2020006609**

HAYWOOD CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXTX  
**\$80.00**

PRESENTED &amp; RECORDED:

07-16-2020 09:39:13 AM

SHERRI C. ROGERS  
REGISTER OF DEEDS  
BY: HAVFN MUSF  
DPPUTY

**BK: RB 1002****PG: 419-421**

## NORTH CAROLINA GENERAL WARRANTY DEED

P.P. \$ 40,000.00

Excise Tax \$ 80.00

Recording Time, Book and Page

Tax Lot No. \_\_\_\_\_ Parcel Identifier No. 8616-25-8748Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_  
by \_\_\_\_\_Mail after recording to Stephen J. Martin, P.A.**\*\* TITLE OPINION ONLY REQUESTED OR RENDERED BY PREPARER \*\***This instrument was prepared by Stephen J. Martin, P.A.

Brief description for the Index

0.84 Acres – Russ Avenue – Waynesville, NC

THIS DEED made this 9<sup>th</sup> JULY 2020, by and between

## GRANTOR

OLLIE E. GIBSON, an unmarried Widow

Address: 97 Ivy Hill Drive  
Waynesville, NC 28785

## GRANTEE

KYLE EDWARDS and wife,  
MARY SUE EDWARDS,Address: 20 Kyles Way  
Maggie Valley, NC 28751

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 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 \_\_\_\_\_, Town of Waynesville Township,  
HAYWOOD County, North Carolina and more particularly described as follows:

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

All or a portion of the property herein conveyed \_\_\_\_\_ includes or X does not include the primary residence of a Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 447, Page 1933  
 HAYWOOD COUNTY REGISTRY

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:

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.

**PLEASE SIGN ABOVE TYPED NAME IN BLUE INK**

 (SEAL)  
 OLLIE E. GIBSON

(Corporate/Entity Name)

By: \_\_\_\_\_

(SEAL)

By: \_\_\_\_\_

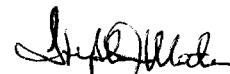
(SEAL)

(SEAL)

SEAL STAMP  
 Notary Public, North Carolina  
 Haywood County  
 Commission Expires  
 June 21, 2025

USE BLUE INK

NORTH CAROLINA HAYWOOD County.  
 I, a Notary Public of the County and State aforesaid, certify that Ollie E. Gibson \_\_\_\_\_ Grantor,  
 personally, appeared before me this day and acknowledged the execution of the foregoing  
 instrument. Witness my hand and official stamp or seal, this 16 day of July  
 2020.

My commission expires: 6/21/2025 Notary Printed Name: →  STEPHEN J. MARTIN Notary Public

SEAL-STAMP

USE BLUE INK

NORTH CAROLINA, HAYWOOD County.  
 I, a Notary Public of the County and State aforesaid, certify that \_\_\_\_\_ Grantor,  
 personally, appeared before me this day and acknowledged the execution of the foregoing  
 instrument. Witness my hand and official stamp or seal, this \_\_\_\_\_ day of March  
 2020.

My commission expires: \_\_\_\_\_ Notary Public  
 Notary Printed Name: →

SEAL-STAMP

BLUE INK

NORTH CAROLINA, \_\_\_\_\_ County.  
 I, a Notary Public, certify that \_\_\_\_\_  
 personally, came before me this day and acknowledged that they are  
 a NC, LLC and that as  
 by authority being authorized to do so, executed the foregoing on behalf of the.  
 Witness my hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_  
 My commission expires: \_\_\_\_\_ Notary Public

EXHIBIT "A"

Parcel Number: 8616-25-8748

BEGINNING at a new iron pipe, said iron pipe being located in the northwesterly margin of the right of way for U.S. Highway 276 and also being the southeast corner of that tract owned by Hightower (Deed Book 245, page 632) and runs thence from said point of BEGINNING North 34 deg. 07 min. 42 sec. West 307.38 feet to a found iron pipe; thence North 33 deg. 59 min. 15 sec. West 168.22 feet to a found iron pipe; thence North 31 deg. 35 min. 57 sec. East 83.56 feet to a found iron pipe; thence South 34 deg. 14 min. 09 sec. East 481.97 feet to a new iron pipe in the northwesterly margin of U.S. Highway 276; thence with the northwesterly margin of U.S. Highway 276 four (4) calls as follows: South 35 deg. 53 min. 45 sec. West 5.19 feet; thence South 35 deg. 53 min. 54 sec. West 12.55 feet; thence South 35 deg. 58 min. 37 sec. West 49.87 feet and South 36 deg. 17 min. 24 sec. West 14.78 feet to the point of BEGINNING. CONTAINING 0.84 acre as per the survey and plat of D. Keith Gibson, R.L.S., dated 4/28/95 and bearing drawing number 90048-126-32-BBC.

EXCEPTED from the above described property is a permanent drainage easement recorded in that deed dated December 8, 1994, recorded in Deed Book 447, page 1909, Haywood County Registry, from the State of North Carolina unto D. Keith Gibson.

BEING the identical property conveyed to Douglas Keith Gibson (deceased 12/13/2016, Haywood County, North Carolina) and wife, Ollie E. Gibson on June 22, 1995 recorded in Book 447, page 1933, Haywood County Registry.

DATA/DESCRIPTIONS  
Edwards p/f Gibson\_20-872