

BOOK 3768 PAGE 16 (3)

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This document presented and filed:
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WILLIAM LEE KING, Henderson COUNTY, NC
Transfer Tax: \$470.00

Excise Tax: \$ 470 .00

Recording Time, Book and Page

→ Return To: Winson

This instrument prepared by: **Theron E. Mullinax, Jr.**, ATTORNEY AT LAW
MULLINAX LAW FIRM, P. O. Box 2648, Hendersonville, NC 28793

DEED PREPARATION ONLY - NO TITLE EXAMINATION PERFORMED

Parcel #: 108906

Description for Index: 445 Sixth Avenue East, Hendersonville, NC 28792

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 17th day of August, 2021, by and between

GRANTOR

GRANTEE

SHERRELL DAVID BLYTHE, SINGLE

MICHAEL D. LEE

6952 Willow Road
Hendersonville, NC 28739

107 Estate Drive
Hendersonville, NC 28739

The designated Grantors and Grantees 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.

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

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

BEING all that property described on Exhibit A attached hereto and incorporated into this instrument as if fully set forth herein.

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

And the Grantor covenants with the Grantees, 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:

2021 Henderson County and City of Hendersonville ad valorem property taxes

All rights of way, easements, reservations, restrictions and amendment to restrictions, if any, of public record of even date herewith.

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

Sherrell David Blythe (SEAL)
Sherrell David Blythe

STATE OF NORTH CAROLINA
COUNTY OF HENDERSON

I, *Sylvia Maxwell*, a Notary Public in and for the above County and State, do hereby certify that SHERRELL DAVID BLYTHE, Single, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and seal, this the 17th day of August, 2021.

My commission expires:

5-16-24

Sylvia Maxwell

NOTARY PUBLIC

Please insert Notary stamp/seal inside box only

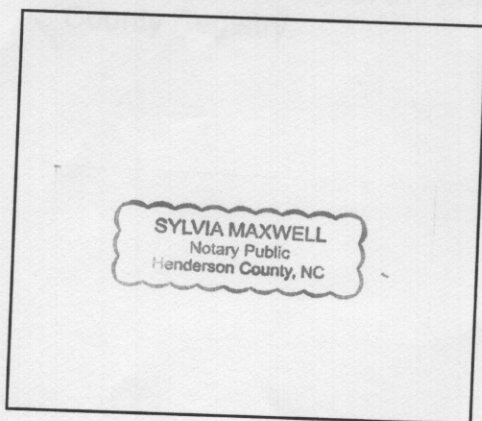


EXHIBIT A

BEGINNING at a point of intersection of the West margin of Williams Street with the North margin of Sixth Avenue and running thence along the North margin of Sixth Avenue, South 74 deg. West 201.7 feet to a corner, also a corner of the original tract of the Williams Estate now North Carolina Highway Commission; thence North 16 deg. West approximately 48 feet to a point, said point being the eastern margin of Railroad Street and also being 94 feet normal to Line L 1 Eastbound Lane; thence on a straight line in an easterly direction approximately 10 feet to a point, said point being the beginning of the controlled access line and fence and also being 94 feet normal to Line L 1 Eastbound Lane; thence on a straight line along and with controlled access line in an easterly direction approximately 61.5 feet to a point, said point being 90 feet normal to Line L 1 Eastbound Lane; thence continuing in an easterly direction along and with the controlled access line approximately 130 feet to a point, said point being on the western margin of Williams Street and being 70 feet normal to Line L 1 Eastbound Lane; thence South 22 deg. 15 min. East along the West margin of Williams Street approximately 110 feet to the point and place of BEGINNING and containing approximately 12,816 square feet and being the southern portion of that tract of land described in Deed Book 464, at Page 580, Henderson County Registry.

SUBJECT TO the right of way of Southern Railroad.

SUBJECT TO that RESERVATION by the State Highway Commission specified in Deed Book 507 at Page 96, Henderson County Registry, reference to which is hereby made and incorporated herein

AND BEING that same property conveyed by ADB Blythe, Inc. to Sherrell David Blythe by deed dated August 27, 2020 and recorded in Book 3552, Page 31 of the Henderson County Registry.

The designated Grantees and Grantees or use herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

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

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

BEING all that property described on Exhibit A attached hereto and incorporated into this instrument as if fully set forth herein.