

PENDING REVIEW FOR TAX LISTING

DATE 09/16/20 BY [Signature]



2020009211

HAYWOOD CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT X  
\$733.00

PRESENTED & RECORDED:  
09-16-2020 04:22:01 PM

SHERRI C. ROGERS  
REGISTER OF DEEDS  
BY: HAVEN MUSE  
DEPUTY

BK: RB 1007  
PG: 1613-1615

HAYWOOD COUNTY TAX CERTIFICATION

There are no delinquent taxes due that are a lien  
against parcel number(s) 7694 537806

Greg West, Haywood County Tax Collector

Date 9-16-20 By: [Signature]

NORTH CAROLINA GENERAL WARRANTY DEED

P.P. \$ 366,250.00                      Excise Tax \$ 733.00                      Recording Time, Book and Page

Tax Lot No. \_\_\_\_\_ Parcel Identifier No. 7694-53-7806  
Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_,  
by \_\_\_\_\_

Mail after recording to Stephen J. Martin, P.A. – 492 S. Main Street, Waynesville, NC 28786

This instrument was prepared by Stephen J. Martin, P.A.

Brief description for the Index                      166 Saunook Road, Waynesville, NC

THIS DEED made this 10<sup>th</sup> September, 2020, by and between

GRANTOR

RANDY L. SIMPSON and wife,  
ELIZABETH M. SIMPSON  
  
Address: 60 Smathers Branch Drive  
Waynesville, NC 28786

GRANTEE

VALERI PROPERTIES, LLC.  
A North Carolina Limited Liability Company  
  
Address: 4142 Old River Road  
Canton, NC 28716

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 \_\_\_\_\_, 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 888, Page 1506  
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

\_\_\_\_\_  
(Corporate/Entity Name)

Randy L. Simpson (SEAL)  
RANDY L. SIMPSON

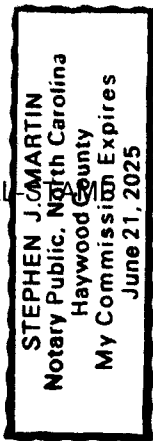
By: \_\_\_\_\_

Elizabeth M. Simpson (SEAL)  
ELIZABETH M. SIMPSON

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

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

SEAL



USE BLUE INK

NORTH CAROLINA \_\_\_\_\_ HAYWOOD \_\_\_\_\_ County.

I, a Notary Public of the County and State aforesaid, certify that Randy L. Simpson and Elizabeth M. Simpson Grantor,

personally, appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 15<sup>th</sup> day of September

2020

My commission expires: 6/21/2025 Stephen J. Martin Notary Public

PRINT NOTARY NAME: \*\*

SEAL-STAMP

USE BLUE INK

\_\_\_\_\_, \_\_\_\_\_ 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 \_\_\_\_\_

My commission expires: \_\_\_\_\_ Notary Public

Print Notary Name:

SEAL-STAMP

BLUE INK

I, a Notary Public, certify that \_\_\_\_\_ of

personally, came before me this day and acknowledged that he is \_\_\_\_\_ a \_\_\_\_\_ corporation, and that he as

by authority being authorized to do so, executed the foregoing on behalf of the corporation. Witness my hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_

My commission expires: \_\_\_\_\_ Notary Public

EXHIBIT "A"

BEGINNING on a point in the center of Saunook Road (N.C.S.R. 1153) near the Southern Railway main tract, which beginning point is located S 00-05-40 E. 14.71 feet from a point at intersection of R/R tracts and N.C.S.R. 1153 and runs S 79-52-33 W. 215.63 feet to an iron pin set in center of a 12 foot gravel drive near a creek; thence with creek three (3) calls as follows: N 05-47-30 E. 149.82 feet; N 16-22-29 W. 102.48 feet to an existing iron pin set and N 09-09-05 W. 84.26 feet to a point in line of McCracken (Deed Book 337, page 896) and Jordan (Deed Book 418, Page 1398); thence with Jordan line three (3) calls as follows: S 84-48-20 E. 35.72 feet; S 85-48-20 E. 173.33 feet to an existing iron pin and N 79-23-37 E. 62.98 feet to an existing iron pin in line of Taylor tract (Deed Book 404, Page 370); thence with Taylor tract S 89-13-00 E. 26.18 feet to an existing iron pin; thence S 02-37-15 W. 155.54 feet to a spike; thence S 89-33-16 W. 89.50 feet to an iron pin set; thence S 01-03-33 W. 49.14 feet to an iron pin set; thence N 89-18-16 E. 78.56 feet to a spike found in Saunook Road (N.C.S.R. 1153); thence with center of Saunook Road three (3) calls as follows: S 23-36-39 W. 78.27 feet to a point; S 16-42-28 W. 16.52 feet to a point and S 00-05-40 E. 7.58 feet to the point of BEGINNING, and BEING 1.713 acres, as per plat by J. Randy Herron, P.L.S. dated December 5, 2000 and entitled Plat prepared for Kristi Rogers, drawing number 2304-1580-B.

BEING the same First Tract property described in deed dated June 30, 2015 from Raymond Simpson a/k/a J. Raymond Simpson and wife, Sylvia C. Simpson a/k/a Sylvia Simpson to Randy L. Simpson and wife, Elizabeth M. Simpson, recorded in Book 888, page 1506, Haywood County Registry.