

BK 690 PG 524 - 527 (4) DOC# 336553  
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Fee: \$26.00 DocType: DEED Tax: \$898.00  
Madison County, North Carolina  
Susan Rector, Register of Deeds

## **NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$898.00

Tax Parcel Identification Number (PIN): 9766-74-7581


Mail after recording to: Goosmann, Rose, Colvard & Cramer, PA

This instrument is prepared by Zeno B. Lancaster, Attorney at Law (NO TITLE SEARCH).

*This instrument is prepared by Zeno B. Lancaster, a licensed North Carolina Attorney.*

*Delinquent taxes, if any, are to be paid by the closing attorney to the County Tax Collector upon disbursement of the closing proceeds.*

THIS DEED made this the 4<sup>th</sup> day of May, 2020, by and between

| <b>GRANTOR</b>  | <b>GRANTEE</b>   |
|---|--|
| <b>STEPHEN W. FREDRICKSON, and wife<br/>LISA A. FREDRICKSON</b> | <b>DOUGLAS R. LEASS</b>  |
| <b>ADDRESS:<br/>PO Box 123<br/>Weaverville, NC 28787</b>        | <b>ADDRESS:<br/>350 Vista Point Drive<br/>Weaverville, NC 28787</b><br> |

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 Madison County,

Submitted electronically by "Goosmann Rose Colvard & Cramer, PA"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Madison County Register of Deeds.

State of North Carolina, and more particularly described as follows:

**SEE ATTACHED EXHIBIT A**

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 the 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 easements, restrictions and rights of way of record

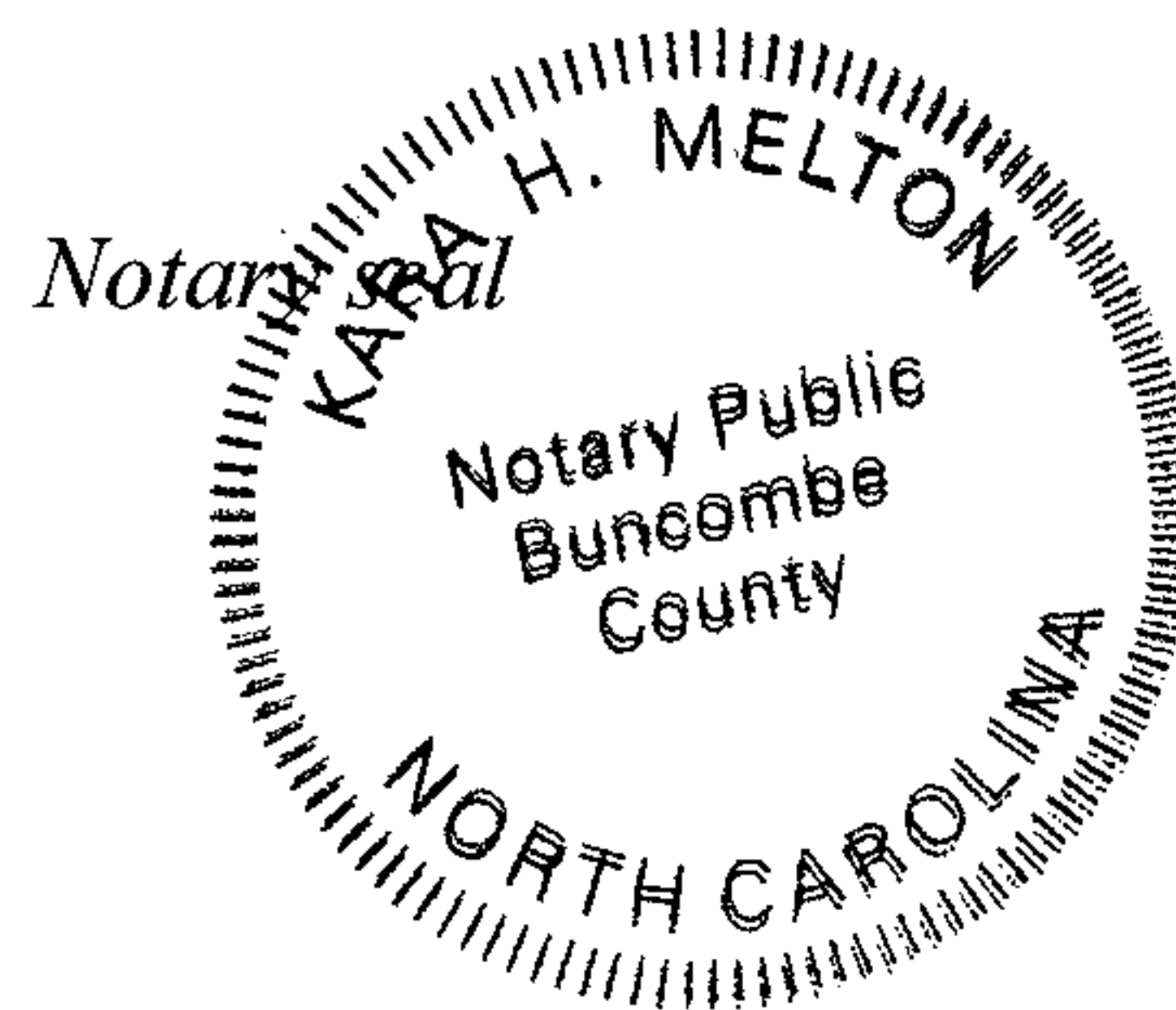
The property described herein   x   does            does not include the primary residence of the Grantor(s).

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

*Stephen W. Fredrickson* (SEAL)  
STEPHEN W. FREDRICKSON

State of NORTH CAROLINA, County of Buncombe  
I, a Notary Public of the County and State aforesaid, certify that Stephen W. Fredrickson personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this the 4<sup>th</sup> day of May, 2020.

*Kara H. Melton*  
NOTARY PUBLIC  
My commission expires: 5-2-2024

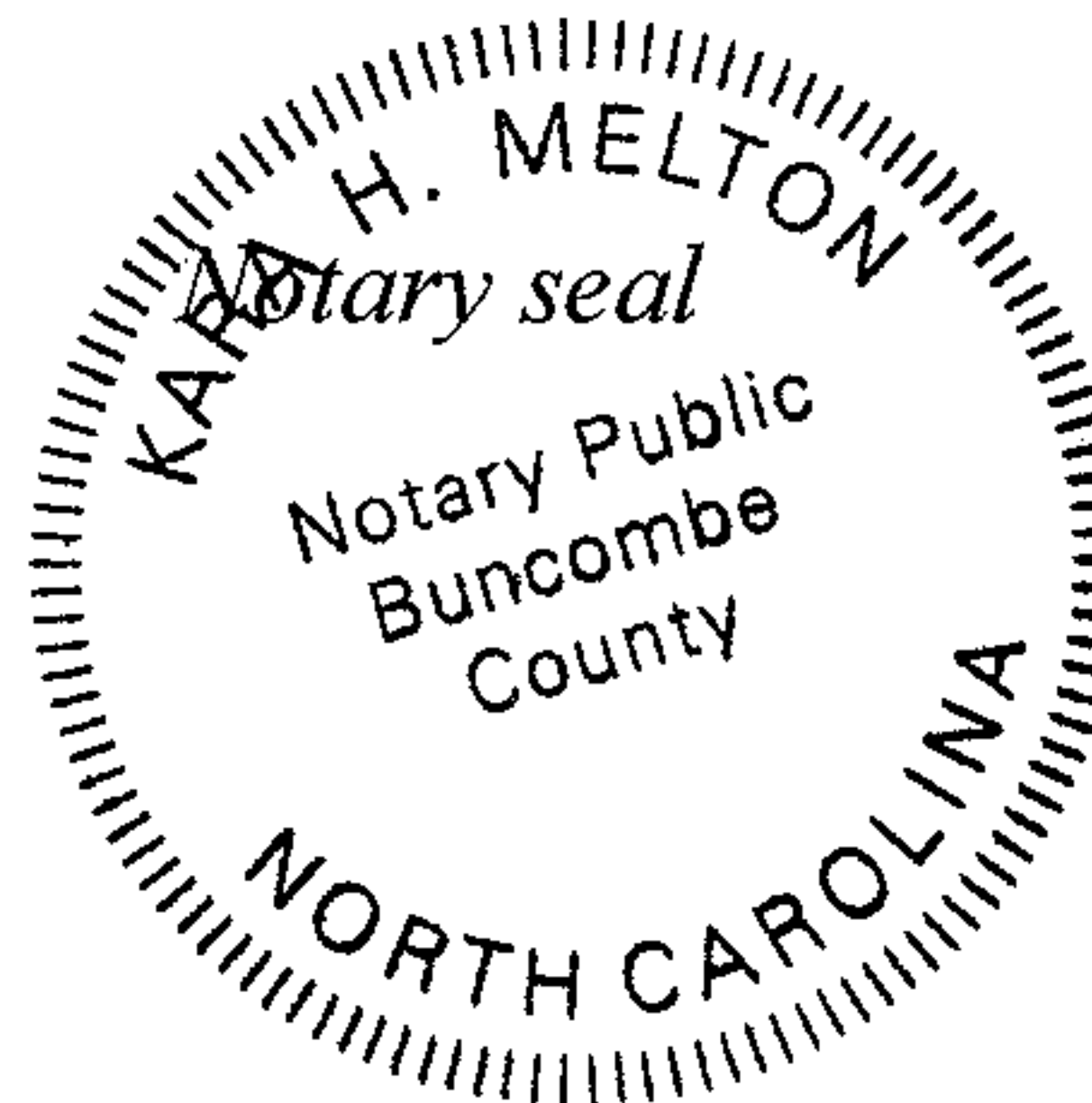


*Lisa A. Fredrickson* (SEAL)  
LISA A. FREDRICKSON

State of NC, County of Buncombe

I, a Notary Public of the County and State aforesaid, certify that Lisa A. Fredrickson personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this the 14<sup>th</sup> day of May, 2020.

*Karl H. Melton*  
NOTARY PUBLIC  
My commission expires: 6-2-2024



**EXHIBIT A**

LYING AND BEING in Number Four Township, Madison County, North Carolina and being all of Lot 33, containing 2.957 acres, more or, less, of the SEVEN GLENS SUBDIVISION, which said lot is more particularly described in a plat of survey entitled "PHASE TWO -- LOTS 30-33 & 35-38 SEVEN GLENS SUBDIVISION", which said plat of survey is dated July 15, 1998 by David A. Ingle. R.L.S., and which said plat of survey is recorded in the Madison County, North Carolina Registry in Plat Book 4, Page 121, reference being hereby made to said plat of survey for a full and complete description of said property; the description of said property as set forth in said plat of survey being incorporated herein by reference the same as if fully set forth herein.

BEING A PORTION of that property which is described in a deed dated July 16, 1986 from S.B. Whitfield and wife, Jeannie H. Whitfield, to Pheasant Run, Inc., a North Carolina Corporation, which said deed is recorded in the Madison County, North Carolina Registry in Deed Book 165, Page 13.

SUBJECT TO those Restrictive Covenants which are recorded in the Madison-County, North Carolina Registry in Deed Book 241 at Page 710, Deed Book 247 at Page 616, and in Deed Book 247 at Page 618.

SUBJECT TO easements, restrictions, and rights of way of record; and SUBJECT TO those matters and things set forth in said plat of survey recorded in said Registry in Plat Book 4, Page 121.

Also being the same property as described in Deed Book 303, Page 25, Madison County registry.