



2016002473

TRANSYLVANIA CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT X
\$580.00

PRESENTED & RECORDED
06-02-2016 04:00:42 PM

CINDY M OWNBEY
REGISTER OF DEEDS

BY D REE M. POWELL
DEPUTY REGISTER OF DEEDS

BK: DOC 765

PG: 229-230

Doc Stamps \$ 580.
PIN # _____

Prepared by: B.B. Massagee III
Deed Prep'n Only

STATE OF NORTH CAROLINA

GENERAL WARRANTY DEED

COUNTY OF TRANSYLVANIA

*return to
DES
6/2/16
CGL*

THIS DEED, made and entered into this 26 day of May, 2016, by and between Thomas S. Dierolf and wife, Katherine Linda Gieger (herein collectively referred to as the "party of the first part" and having a mailing address of 165 Glazener Rd Brevard, NC 28712) and Charles F. Megown and wife, Cressa L. Megown (the "party of the second part" and having a mailing address of 64 Rich Mountain Road, Brevard NC 28712);

WITNESSETH:

The said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and Other Valuable Consideration to them in hand paid by the said party of the second part, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does bargain, sell, and convey in fee simple unto said party of the second part, their heirs and assigns, a certain tract or parcel of land lying and being in Transylvania County, North Carolina, more particularly described as follows:

Being all of the same land described in deed from Mary A. Allen (Widow) to U. G. Batson and wife, Marie Batson (the deceased parents of William E. Batson and Doris B. Houck), dated September 13, 1941, and recorded in Book 78, Page 221, Records for Transylvania County, said land being more particularly described in said deed as follows:

Beginning on a stake on the East Margin of Carr's Hill Church Road in the line of the Church property, and runs thence North 26 deg 30 min West 205.5 feet to a stake in the south side of Rich Mountain Road; thence with Rich Mountain Road North 56 deg East 467 feet to a stake; thence with Rich Mountain Road North 23 deg East 82 feet to a stake; thence North 62 deg East 299 feet to a stake; thence South 45 deg West 228 feet to a stake; thence South 49 deg 191 feet to a stake; thence South 53 deg 30 min West 244 feet to a stake; thence South 8 deg 30 min East 100 feet to a stake; thence South 43 deg East 102 feet to a red oak; thence South 35 deg 30 min West 240 feet to a stake in the old Jenkins line; thence with the Jenkins line, North 67 deg 30 min West 530 feet to the beginning, containing 8 acres.

There is excepted from this conveyance and not conveyed hereby that portion of the land hereinabove described which was conveyed by U. G. Batson and wife, Marie Batson, to Kent Houck and wife, Doris E. Houck, in a deed dated April 26, 1958, and recorded in Book 123, Page 113, Records for Deeds for Transylvania County.

There is also excepted from this conveyance and not conveyed hereby that portion of the land herein above described containing 1.3735 acres more or less as shown on a plat thereof recorded in Plat File 10, Slide 940, Records of Plats for Transylvania County, which was conveyed by William E. Batson, et al, to Carr's Hill Baptist Church in a deed dated October 26, 2004 and recorded in the Office of the Register of Deeds for Transylvania County in Document Book 260, Page 190.

The land hereinabove described was devised by Marie M. Batson to William E. Batson and Doris B. Houck in her Last Will and Testament which is filed in the office of the Clerk of Superior Court for Transylvania County in File 03-R-233.

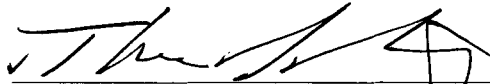
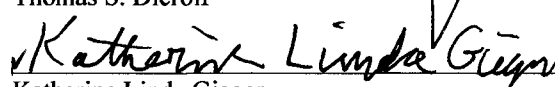
Also being the same property conveyed to Thomas S. Dierolf and Katherine Linda Gieger by deed dated February 28, 2005, recorded February 28, 2005 in Book 275, Page 689, Transylvania County Register of Deeds.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all privileges and appurtenances thereunto belonging, to the said party of the second part, their heirs and assigns, in fee simple forever.

And said party of the first part does covenant that they are seized of said lands in fee simple and have the right to convey the same in fee simple, that title to same is marketable and free and clear of all encumbrances, and that they will warrant and defend the title herein conveyed against the lawful claims of all persons whomsoever. This conveyance and these warranties are made subject to the rights-of-way of Carr's Hill Church Road and Rich Mountain Road, to utility easements, rights-of-way and restrictive covenants of record, and to 2016 Transylvania County ad valorem property taxes.

The real property conveyed herein includes the primary residence of the grantors.

IN TESTIMONY WHEREOF, said party of the first part has hereunto set their respective hands and seals the day and year first above written.

 (SEAL)
Thomas S. Dierolf
 (SEAL)
Katherine Linda Gieger

STATE OF NORTH CAROLINA
COUNTY OF HENDERSON

I, a Notary Public of the County and State aforesaid, certify that Thomas S. Dierolf and Katherine Linda Gieger personally appeared before me this day and acknowledged the voluntary execution of the foregoing instrument for the purpose stated therein. Witness my hand and official stamp or seal, this 26 day of May, 2016.

My Commission Expires: 11-24-17

Notary Public

