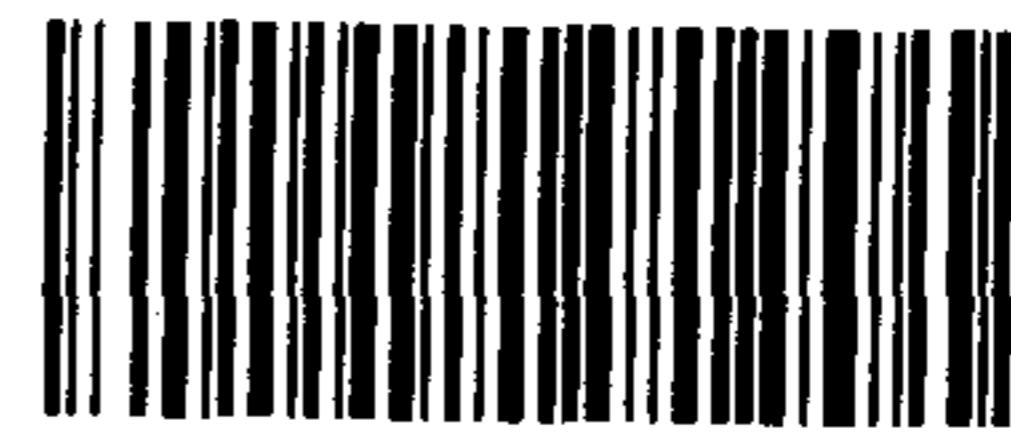


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This document presented and filed:
04/19/2022 04:26:59 PM

A S

WILLIAM LEE KING, Henderson COUNTY, NC
Transfer Tax: \$568.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 568.00

Parcel Identifier No. 112664 Verified by _____ County on the ____ day of _____, 20 ____
By: _____

➔ Mail/Box to: The Collie Law Firm, PLLC - 1645 Asheville Hwy, Hendersonville, NC 28791

This instrument was prepared by: Whitney Staton - Deed Preparation Only - No Title Search Performed

Brief Description for the Index: _____

THIS DEED made this 17th day of April, 2022, by and between

GRANTOR

Lori Walsh and spouse, Daniel Walsh

360 Olive Ct
Colfax, CA 95713

GRANTEE

John Carroll, unmarried and Kaitlyn Mattiace,
unmarried, as Joint Tenants with Right of Survivorship

203 Moody St
Hendersonville, NC 28739

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 Town of, Hendersonville Township, Henderson County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference. This instrument was prepared by Staton Law Firm without review or examination of the herein described property and no opinions or representations are being made, either expressed or implied, by said law firm or its attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3671 page 591.
All or a portion of the property herein conveyed includes or X does not include the primary residence of a Grantor.

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, other than the following exceptions:

Subject to 2022 ad valorem property taxes.
Subject to easements, rights of way and restrictions of record.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

(Entity Name) Lori Walsh (SEAL)
Print/Type Name: Lori Walsh

By: _____
Print/Type Name & Title: _____ Daniel Walsh (SEAL)
Print/Type Name: Daniel Walsh

By: _____ (SEAL)
Print/Type Name & Title: _____
Print/Type Name: _____

By: _____ (SEAL)
Print/Type Name & Title: _____
Print/Type Name: _____

State of _____ - County or City of _____
I, the undersigned Notary Public of _____ County or City of _____ and State aforesaid, certify that
Lori Walsh and spouse, Daniel Walsh personally appeared before me this day and acknowledged the
due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of
April, 2022.

See attached notary certificate
A.S.
4-4-22

My Commission Expires: _____
(Affix Seal) _____ Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that
_____ personally appeared before me this day and acknowledged the
due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of
_____, 20____.

My Commission Expires: _____
(Affix Seal) _____ Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that
_____ personally came before me this day and acknowledged that
he is the _____ of _____, a North Carolina or
_____ corporation/limited liability company/general partnership/limited partnership (strike through the
inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its
behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal) _____ Notary Public
Notary's Printed or Typed Name

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

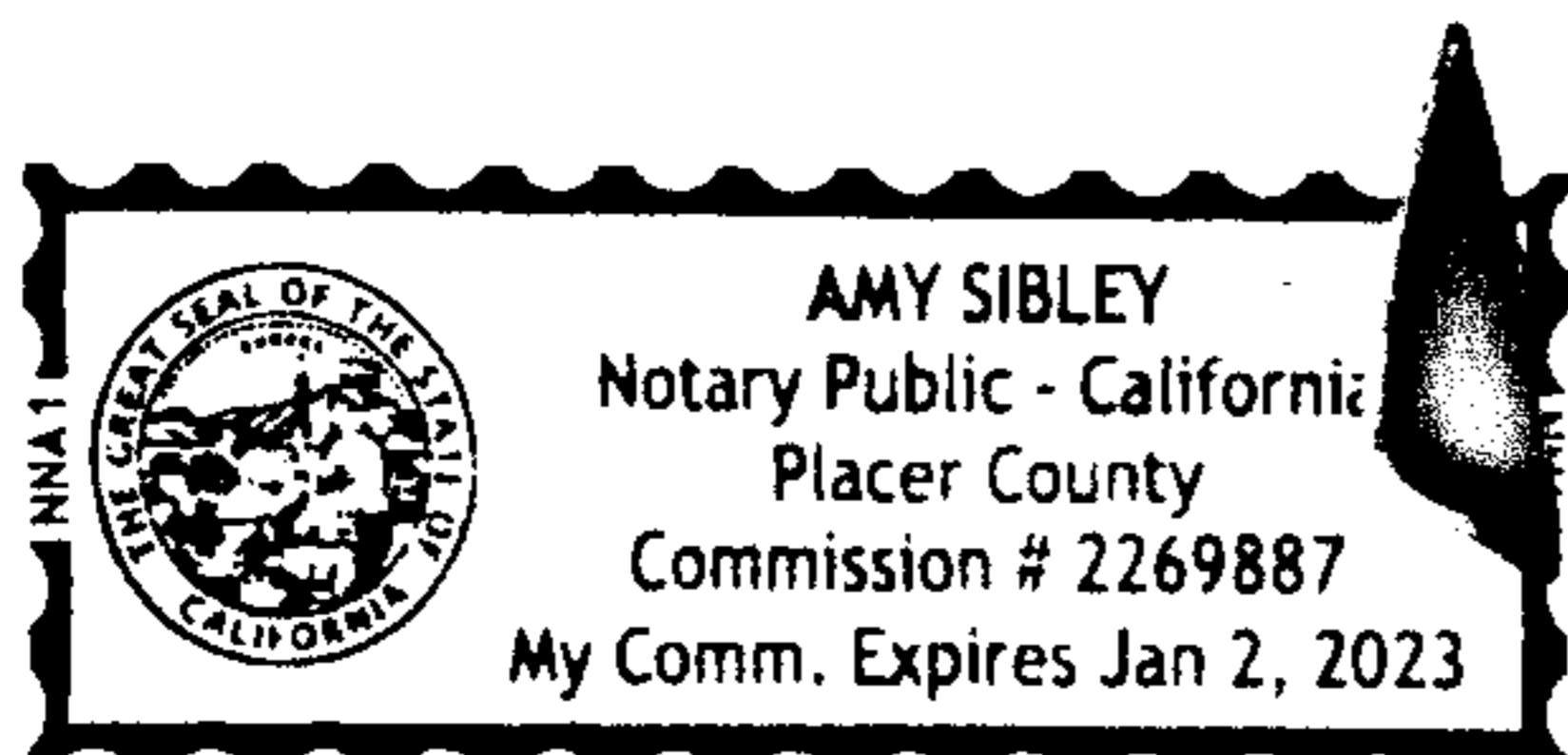
State of California)
County of Placer)

On APRIL 4th, 2022 before me, Amy Sibley - Notary Public
Date Here Insert Name and Title of the Officer
personally appeared DANIEL WALSH & LORI WALSH
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Amy Sibley
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: North Carolina General Warranty Deed
Document Date: _____ Number of Pages: 3
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

EXHIBIT A

Lot E of Spot Farm Subdivision as shown on a plat originally recorded in Plat Book 7 at Page 108 of the Henderson County Registry and now filed in Cabinet C, Slide 129 of the Henderson County Registry.

AND BEING that same property conveyed by Myron C. Northrup and wife, Sybil Northrup, to Nancy R. Cassetta by deed dated September 7, 1983 and recorded in Deed Book 630 at Page 899 of the Henderson County Registry.

SUBJECT to restrictive covenants affecting Spot Farm Subdivision appearing in a deed from Carroll W. Anderson and wife to Dallas J. DeSoto and wife dated June 14, 1968 and recorded in Deed Book 458 at Page 159 of the Henderson County Registry.

BEING all of that certain real property as described in Deed Book 729, at Page 150, Henderson County Registry.

AND BEING the same property as described in deed recorded in Deed Book 3671, Page 591 of the Henderson County Registry.