APPROVED BY THE TAX ASSESSOF
TO BE RECORDED IN THE
MITCHELL COUNTY REGISTER
OF DEEDS OFFICE
Date: Sep 18th, 23 Blair Hyder
Town of Spruce Pine
Date: 09/18/2023
Parcel ID: 0799-06-49-3763
Taxes Paid Thru: SEPT. 9, 2022
By: Ella Edwards

Mitchell County
Date: 09/18/2023
PIN: 0799-06-49-3763
Taxes Paid Thru: 2023
By: Jessie Presnell

2023001870
MITCHELL COUNTY NC FEE $26.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED
09/18/2023 03:37:34 PM
KATHY LAWS
BY: PAM PITMAN
ASST
BK: RE 661
PG: 817 - 819

GENERAL WARRANTY DEED

Excise Tax: NTC

Parcel Identifier No. 0799-06-49-3763 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Bill Bomar, Law Office of William Bomar, PO Box 144 Spruce Pine, NC 28777

This instrument was prepared by: Law Office of William Bomar, Spruce Pine, NC (no closing or title exam requested)

Brief description for the Index: **Grassy Creek Township, PIN: 0799-06-49-3763**

THIS DEED made this 14th day of September, 2023, by and between

GRANTOR	GRANTEE
JOHN KROEZE, and wife **GAIL M. KROEZE,** by and through her Attorney-in-Fact, **JOHN KROEZE** 191 Rice Mill St. Simons Island, GA 31522	**JOHN KROEZE,** Trustee, or his successors in interest, of the **JOHN KROEZE REVOCABLE TRUST,** dated March 9, 2023, and any Amendments Thereto 191 Rice Mill St. Simons Island, GA 31522

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 Grassy Creek Township, Mitchell County, State of North Carolina and more particularly described as follows:

See Exhibit "A"

The property herein above described is a portion of the property acquired by Grantor by instrument recorded in **Book 317, Page 762**, in the Mitchell County Registry.

All or a portion of the property herein conveyed **does not** include the primary residence of a Grantor.

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.

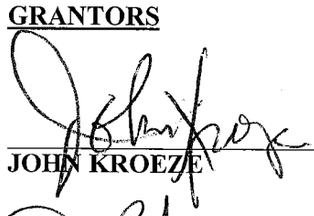
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

This conveyance is subject to all restrictions, easements, rights of way of record, if any, and to ad valorem taxes for the current year.

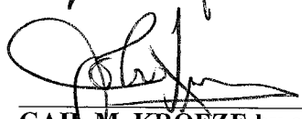
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Submitted electronically by "Law Office of William Bomar"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Mitchell County Register of Deeds.

GRANTORS



(SEAL)
JOHN KROEZE



(SEAL)
GAIL M. KROEZE by and through her Attorney-in-fact, JOHN KROEZE

STATE OF North Carolina

Mitchell COUNTY

I, the undersigned Notary Public of the County of Guilford and State aforesaid, certify that JOHN KROEZE 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 18 day of September, 2023.

My Commission Expires: 2/06/27

William D. Bomar
NOTARY PUBLIC
Guilford County
North Carolina
My Commission Expires February 6, 2027

(Affix Seal)

William D. Bomar
Notary Public

William D. Bomar
Notary's Printed or Typed Name

STATE OF North Carolina

Mitchell COUNTY

I, the undersigned Notary Public of the County of Guilford and State aforesaid, certify that JOHN KROEZE, as Attorney-in-Fact for GAIL M. KROEZE, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed for and on behalf of GAIL M. KROEZE. Witness my hand and Notarial stamp or seal this 18 day of September, 2023.

My Commission Expires: 2/06/27

William D. Bomar
NOTARY PUBLIC
Guilford County
North Carolina
My Commission Expires February 6, 2027

(Affix Seal)

William D. Bomar
Notary Public

William D. Bomar
Notary's Printed or Typed Name

EXHIBIT A

TRACT NO. 1: Beginning on an iron stake at a small poplar in the old Harrison line and running with said line south 87°15' east 210.0 feet to an iron stake on top of ridge; thence with the top of the ridge south 0°30' east 219.0 feet to an iron stake; thence north 87°45' west 210.0 feet to an iron stake; thence north 0°30' west 221.0 feet to the beginning.

TRACT NO. 2: Beginning on an iron stake in the east margin of Summit Street and running with said street north 0°30' west 219 feet to an iron stake; thence leaving the street south 87°15' east 225.4 feet to an iron stake; thence south 15°37' east 215.0 feet to an iron stake; thence south 3° west 12.2 feet to an iron stake; thence north 87°45' west 290.7 feet to beginning.

AND BEING the property acquired by Grantors by instrument recorded in Book 317, Page 762, in the Mitchell County Register of Deeds.

SUBJECT TO COVENANTS, RESTRICTIONS, EASEMENTS and RESERVATIONS of record, if any.