BOOK 3672 PAGE 649 (3)

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This document presented and filed:
03/17/2021 04:47:15 PM

WLK

WILLIAM LEE KING, Henderson COUNTY, NC
Transfer Tax: $502.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: $ 502.00

Parcel Identifier No. 9946041 Verified by _____ County on the ____ day of _____, 20__
By: _____

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

This instrument was prepared by: The Collie Law Firm, 1645 Asheville Hwy, Hendersonville, NC 28791

Brief description for the Index: _____

THIS DEED made this 10th day of March, 2021, by and between

GRANTOR	GRANTEE
Pennie R. Melton, unmarried 236 Summerfield Place Flat Rock, NC 28731	Arthur Newman Bradley and wife, Kayla Victoria Bradley PO Box 744 East Flat Rock, NC 28726

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, parcel of land or condominium unit situated in the City of _____, Hendersonville Township, Henderson County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT 'A'

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1962 page 218.
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 _____.

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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:

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

_____	Pennie R. Melton (SEAL)
(Entity Name)	Print/Type Name: Pennie R. Melton
By: _____	_____ (SEAL)
Print/Type Name & Title: _____	Print/Type Name: _____
By: _____	_____ (SEAL)
Print/Type Name & Title: _____	Print/Type Name: _____
By: _____	_____ (SEAL)
Print/Type Name & Title: _____	Print/Type Name: _____

State of North Carolina - County or City of Henderson

I, the undersigned Notary Public of the County or City of Henderson and State aforesaid, certify that Pennie R. Melton, unmarried 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 10th day of March, 20 21.

My Commission Expires: September 18, 2025
(Affix Seal)

NYLE BARNETT NOTARY PUBLIC HENDERSON COUNTY, NC

Nyle Barnett
Notary's Printed or Typed Name

Notary Public

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

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EXHIBIT A

LYING AND BEING IN HENDERSONVILLE TOWNSHIP, HENDERSON COUNTY, NORTH CAROLINA

BEGINNING at a railroad spike located within Loop Road at the Northeastern corner of the T.G. Henderson property as same is shown in Deed Book 402 at Page 515 of the Henderson County, North Carolina Public Registry and from said point of **BEGINNING** thus established, runs with the center of said Loop Road, North 22° 25 minutes 30 seconds East 56.91 feet to a point; thence leaving said road, runs North 62° 01 minute 45 seconds West crossing a concrete monument at 28.82 feet for a total distance of 553.00 feet to a point in a ditch; thence within said ditch, runs South 13° 29 minutes 30 seconds East 193.11 feet to a point; thence leaving said ditch, runs South 69° 04 minutes 55 seconds East crossing an iron pin at 8 feet for a total distance of 144.90 feet to a point marking the Northwestern corner of the above described T.G. Henderson property; thence with the Northern boundary of said T.G. Henderson property, runs South 76° 44 minutes 15 seconds East 299.32 feet to the point and place of **BEGINNING** and containing 1.28 acres, more or less, as shown on a survey entitled Property of Hazel Gonce prepared by P.R. Raxter dated September 1985 bearing Drawing No. G-218-8-179 and being a portion of the Gonce property described in Deed Book 787 at Page 356 of the Henderson County, North Carolina Public Registry.

TOGETHER WITH and SUBJECT TO easements, rights of way and all other such matters as shown on the above-referenced plat and further of record in the Henderson County Registry.

TOGETHER WITH and SUBJECT TO the benefits and burdens of those restrictive covenants as recorded in Deed Book 625 at Page 561; Deed Book 879 at Page 608; Deed Book 752 at Page 124; Deed Book 902 at Page 789; Deed Book 1007 at Page 334; Deed Book 1559 at Page 435, Henderson County Registry.

AND BEING the same property conveyed to Jerry E. Melton and wife, Pennie R. Melton by Deed recorded on July 31, 2007 in Deed Book 1328at Page 485, Henderson County Registry.

Pennie R. Melton acquired the property by operation of law upon the passing of Jerry E. Melton in Henderson County, North Carolina on January 13, 2021.