2022002269
MCDOWELL COUNTY NC FEE $26.00
STATE OF NC REAL ESTATE EXTX
$320.00
PRESENTED & RECORDED
04/14/2022 03:34:37 PM
LYDIA TILLEY EFFLER
REGISTER OF DEEDS
BY: BROOKE MANN
DEPUTY REGISTER OF DEEDS
BK: CRP 1395
PG: 725 - 727

Excise Tax $320.00 Recording Time, Book and Page

TAX PIN #: 1722.00-88-3784

Prepared by Little and Lattimore, P.A., 20 North Main Street, Marion NC 28752
Return to Katherine D. Van Marter, 183 Bartlett Street, Ste 110, Asheville, NC 28801

Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds

Brief description for Index: NEBO TOWNSHIP

NORTH CAROLINA GENERAL WARRANTY DEED

This is a **DEED** made this 8th day of April, 2022, by and between:

GRANTOR: **JOSHUA NEAL LOWERY, unmarried**

Send Notices to: 120 Cosmic Drive, Marion, NC 28752

GRANTEE: **RYAN DIETRICH**

Send Notices to: 141 Willets Point Blvd., Nebo, NC 28761

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 Nebo Township, McDowell County, North Carolina and more particularly described as follows:

Submitted electronically by "Katherine D. Van Marter, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the McDowell County Register of Deeds.

BEGINNING on an iron pin in the old line, said iron pin being North 51 degrees 00 minutes 30 seconds East 557.88 feet from the Northwest corner of the three (3) acre tract described in Deed Book 255 at Page 432, Tract #3; and runs with the old line North 51 degrees 00 minutes 30 seconds East 200 feet to an iron pin, a new corner; thence with a new line South 34 degrees 00 minutes East 135 feet to an iron pin, a new corner in the old line; thence with the old line South 51 degrees 00 minutes 30 seconds West 200.00 feet to an iron pin in the old line, a new corner; thence with a new line North 34 degrees 00 minutes West 135.00 feet to the **BEGINNING**, containing 0.62 acres.

Also conveyed herein is an easement for the purpose of ingress, egress and regress and easement being more fully set out and described by metes and bounds in Deed Book 836 Page 568, McDowell County Public Registry.

AND BEING THE SAME IDENTICAL PROPERTY conveyed and described in that certain Deed dated April 29, 2016 from Jacob Charles Powell, unmarried to Joshua Neal Lowery, unmarried, recorded in McDowell Deed Book **1179,** Page **716**, to which deed reference is hereby made for greater certainty of description.

_____ If initialed the subject property includes the primary residence of the Grantors (NCGS §105.317-2).

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions: (1) McDowell County (and municipal, if relevant) *ad valorem* taxes for the year 2022 and subsequent years, for which Grantee herein expressly assumes the liability and obligation for payment; (2) Rights of way and easements for public utilities and roadways; (3) Matters which may be revealed by an accurate survey of the premises, or by a view of the premises; (4) All local, county, state or federal governmental laws, ordinances or regulations relative to zoning, subdivision, occupancy, use, construction or development of the property conveyed herein.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, the day and year first above written.

Joshua Neal Lowery (Seal)
JOSHUA NEAL LOWERY

NORTH CAROLINA
McDOWELL COUNTY

I, the undersigned Notary Public in and for said County and State, do hereby certify that **JOSHUA NEAL LOWERY**, Grantor, personally appeared before me this date and acknowledged the due execution of the foregoing document for the uses and purposes therein expressed. I certify that *(check one of the following)*

☒ I have personal knowledge of the identity of the Signatory(ies); *or*
☐ I have seen satisfactory evidence of the Signatory's (ies') identity, by a current state *or* federal identification with the Signatory's (ies') photograph in the form of:
(check one of the following)
☐ a driver's license *or*
☐ in the form of _____; *or*
☐ a credible witness has sworn to the identity of the Signatories.

WITNESS my hand and notarial seal, this the 8th of April, 2022.

NOTARY PUBLIC

My Commission Expires:
10/19/2024

W. Lee Lattimore
Printed name of Notary Public

W. LEE LATTIMORE NOTARY PUBLIC MCDOWELL COUNTY, N.C.

I:\Lowery\Joshua Neal\22 RE 448\DEED.wpd