Doc ID: 005026780007 Type: CRP
Recorded: 04/14/2025 at 02:43:19 PM
Fee Amt: $306.00 Page 1 of 7
Revenue Tax: $280.00
Polk, NC
Sheila Whitmire Register of Deeds
BK 491 PG 899-905

Hendon

PREPARED BY JUSTICE P. MULLEN
& RETURN TO: ROMEO HARRELSON & COINER, P.A.
136 S. KING STREET, SUITE B
HENDERSONVILLE, N.C. 28792
Stamps: $280.00
Tax Parcel No.: S2-A2

Assessor TF
Collector TF
Land Use AZ

(NO TITLE EXAMINATION PERFORMED BY PREPARER.)
This instrument was prepared by Justice P. Mullen, a North Carolina licensed attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

STATE OF NORTH CAROLINA **GENERAL WARRANTY DEED**
COUNTY OF HENDERSON

THIS DEED, made this the 11th day of April, 2025, by and between: DAVID BLAKE SHIPMAN, unmarried, individually and as Administrator of the ESTATE of CHRISTINA ANN SHIPMAN whose address is 164 CAPER VAN DR, FLETCHER, NC 28732; and

KAYLA SHIPMAN LONG and husband KEITH LONG JR., whose address is 25 Burnette St. Canton, NC 28716; and

KAYLA SHIPMAN LONG as GUARDIAN of the ESTATE of KRISTEN ROSE SHIPMAN, unmarried all hereinafter called Grantor, whose address is: 25 Burnette St. Canton, NC 28716, and

THE WOODS GROUP LLC, hereinafter called Grantee, whose address is: 606 Corsica Drive, Saluda, North Carolina 28756.

WITNESSETH:

WHEREAS, the property herein granted was acquired by ALVIN D. SHIPMAN and wife, CHRISTINA A. SHIPMAN, by deed from EUGENE SWEEZY and wife, ROWENA M.

SWEEZY, dated August, 4, 1998 and recorded at Deed Book 249 at Page 474 of the Polk County Registry; and

WHEREAS, ALVIN D. SHIPMAN, died on June, 18th, 2009 in Henderson County, North Carolina; and

WHEREAS, CHRISTINA A. SHIPMAN, died intestate on September, 18th, 2021 in Buncombe County, North Carolina; and

WHEREAS, the sellers are the heirs at law of CHRISTINA A. SHIPMAN; and

WHEREAS Keith Long Jr. herein joins only to convey his marital interest; and

WHEREAS, the Grantor has not utilized the property as their primary residence; and

WHEREAS, the Grantor now desires to sell and convey the herein described property;

NOW, THEREFORE, Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable considerations to him paid by Grantee, receipt of which is hereby acknowledged, does give, grant, bargain, sell and convey unto Grantee, their heirs and assigns, in fee simple, the following described property located in Saluda Township, Henderson County, North Carolina:

See the attached Exhibit A, incorporated herein by reference as if set out in full for a complete legal description.

TO HAVE AND TO HOLD the above described premises, with all privileges and appurtenances thereunto appertaining unto Grantee, their heirs and/or successors and assigns, in fee simple.

Grantor covenants with 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 herein stated.

Subject to restrictions, easements, rights of way of record and for *ad valorem* taxes for the current year.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal, the day and year first above written.

David Blake Shipman (Seal)
DAVID BLAKE SHIPMAN individually
and as Administrator of the Estate of
Christina Ann Shipman

STATE OF NORTH CAROLINA
COUNTY OF Henderson

I, Sheila S Morris, a Notary Public, do hereby certify that David Blake Shipman, Grantor, personally appeared before me this day and acknowledged he is the Administrator of the estate of Christina Ann Shipman and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this the 11 day of April, 2025.

PLACE NOTARY SEAL INSIDE THIS BOX ONLY

SHEILA S MORRIS
NOTARY
PUBLIC
HENDERSON COUNTY, NC

Sheila S Morris
Notary Public
Sheila S Morris
Printed Name of Notary
My commission expires: 9-16-27

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal, the day and year first above written.

Kayla Shipman Long (Seal)
KAYLA SHIPMAN LONG

STATE OF NORTH CAROLINA
COUNTY OF Henderson

I, Justice P. Mullen, a Notary Public, do hereby certify that Kayla Shipman Long, Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this the 10th day of April, 2025.

PLACE NOTARY SEAL INSIDE THIS BOX ONLY

Justice P. Mullen
NOTARY PUBLIC
Henderson County, NC

Notary Public

Justice P. Mullen
Printed Name of Notary

My commission expires: 11-28-27

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal, the day and year first above written.

Kayla Shipman Long (Seal)
KAYLA SHIPMAN LONG
GUARDIAN of the ESTATE of
KRISTEN ROSE SHIPMAN

STATE OF NORTH CAROLINA
COUNTY OF Henderson

I, Justice P. Mullen, a Notary Public, do hereby certify that Kayla Shipman Long, Grantor, personally appeared before me this day and acknowledged that she is the guardian of the estate of Kristen Rose Shipman and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this the 11 day of April, 2025.

PLACE NOTARY SEAL INSIDE THIS BOX ONLY

Justice P. Mullen
NOTARY PUBLIC
Henderson County, NC

Notary Public
Justice P. Mullen
Printed Name of Notary
My commission expires: 11-28-27

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal, the day and year first above written.

_____ (Seal)
KEITH LONG JR.

STATE OF NORTH CAROLINA
COUNTY OF Henderson

I, Justice P. Mullen, a Notary Public, do hereby certify that Keith Long Jr., Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this the 10 day of April, 2025.

PLACE NOTARY SEAL INSIDE THIS BOX ONLY

Justice P. Mullen
NOTARY PUBLIC
Henderson County, NC

_____
Notary Public
Justice P. Mullen
Printed Name of Notary
My commission expires: 11-28-27

Exhibit A

BEGINNING at a point located at the eastern margin of the right of way of Laurel Drive, said point also being located at the northwestern corner of the Sweezy property as described in that certain deed recorded in Deed Book 188 at Page 2323, Polk County Registry, said point also being located in the southern boundary of the City of Saluda tract as described in that certain deed recorded in Deed Book 178 at Page 1786, Polk County Registry; thence from said ***BEGINNING*** point, leaving the right of way of Laurel Drive and running with the southern boundary of the aforereferenced City of Saluda tract North 70 degrees 00 minutes 00 seconds East 240.00 feet to an existing iron pin located in the western margin of the right of way for Overbrook Drive, said existing iron pin also being located at the northeastern corner of the aforereferenced Sweezy tract; thence with the western margin of the right of way for Overbrook Drive South 36 degrees 53 minutes 30 seconds East 99.45 feet to a point; thence South 34 degrees 54 minutes 18 seconds East 30.97 feet to a point; thence leaving said right of way and running a new line South 53 degrees 11 minutes 21 seconds West 236.33 feet to a point; thence South 61 degrees 47 minutes 10 seconds West 28.19 feet to a point located in the eastern margin of the right of way of Laurel Drive; thence with the eastern margin of same North 31 degrees 37 minutes 56 seconds West 99.24 feet to a point; thence North 21 degrees 33 minutes 20 seconds West 100.29 feet to the point and place of BEGINNING, and being 0.97 acres, more or less, and also being a portion of that property conveyed to Eugene Sweezy and wife, Rowena M. Sweezy, by deed recorded November 5, 1985, and recorded in Deed Book 188 at Page 2323, Polk County Registry; and being the northern portion of that property shown on the plat recorded as Card File B at Page 1060 in the Office of the Register of Deeds for Polk County, North Carolina.

The above described property is conveyed ***TOGETHER WITH*** and ***SUBJECT TO*** the rights of way of Overbrook Drive and Laurel Drive, said rights of way being perpetual and non-exclusive for purposes of access and utilities and being shown on the above-referenced plat.

The above described property is identical to that property conveyed to Alvin D. Shipman and wife, Christina A. Shipman, by that certain deed from Eugene Sweezy and wife, Rowena M. Sweezy, dated July 27, 1998, and recorded on August 4, 1998, in Book 249 at Page 474, Polk County Registry. The said Alvin D. Shipman died on June 18, 2009, in Henderson County, North Carolina, and title to the above described property passed to Christina A. Shipman as surviving tenant by the entireties by operation of law. The said Christina A. Shipman died on September 4, 2021, in Buncombe County, North Carolina, and the property passed through intestacy (see Estate File 21E296 in the Office of the Clerk of Superior Court for Polk County, North Carolina) to her intestate heirs, David Shipman, Kayla Shipman Long, and Kristen Rose Shipman.