

BK 4123 PG 427 - 429 (3)

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Henderson County, North Carolina

William Lee King, Register of Deeds

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Tax: \$590.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$590.00
Parcel ID:	102044
Mail/Box to:	Staton Law Firm, 640 North Main Street, Hendersonville, NC 28792
Prepared by:	Staton Law Firm, 640 North Main Street, Hendersonville, NC 28792
Brief description for the index:	

THIS GENERAL WARRANTY DEED ("Deed") is made on the 5th day of January, 20 24, by and between:

GRANTOR	GRANTEE
Shawn Valentine Lindsey a/k/a Shawn Lynn Lindsey, unmarried 44 Eastbury Drive, Apt D Hendersonville, NC 28792	Mark C. Ellsworth and wife, Debra B. Ellsworth 101 Sugarberry Lane Hendersonville, NC 28739

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Hendersonville, Henderson County, North Carolina and more particularly described as follows (the "Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 1643 Page 498.

All or a portion of the Property ☐ includes or ☒ does not include the primary residence of a Grantor.

A map showing the Property is recorded in Book _____ Page _____.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Subject to 2024 ad valorem property taxes.
Subject to restrictions, right of ways and easements of record.

IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

Shawn Valentine Lindsey
Name: Shawn Valentine Lindsey

Entity Name

Name:

By:

Name:

Title:

Name:

By:

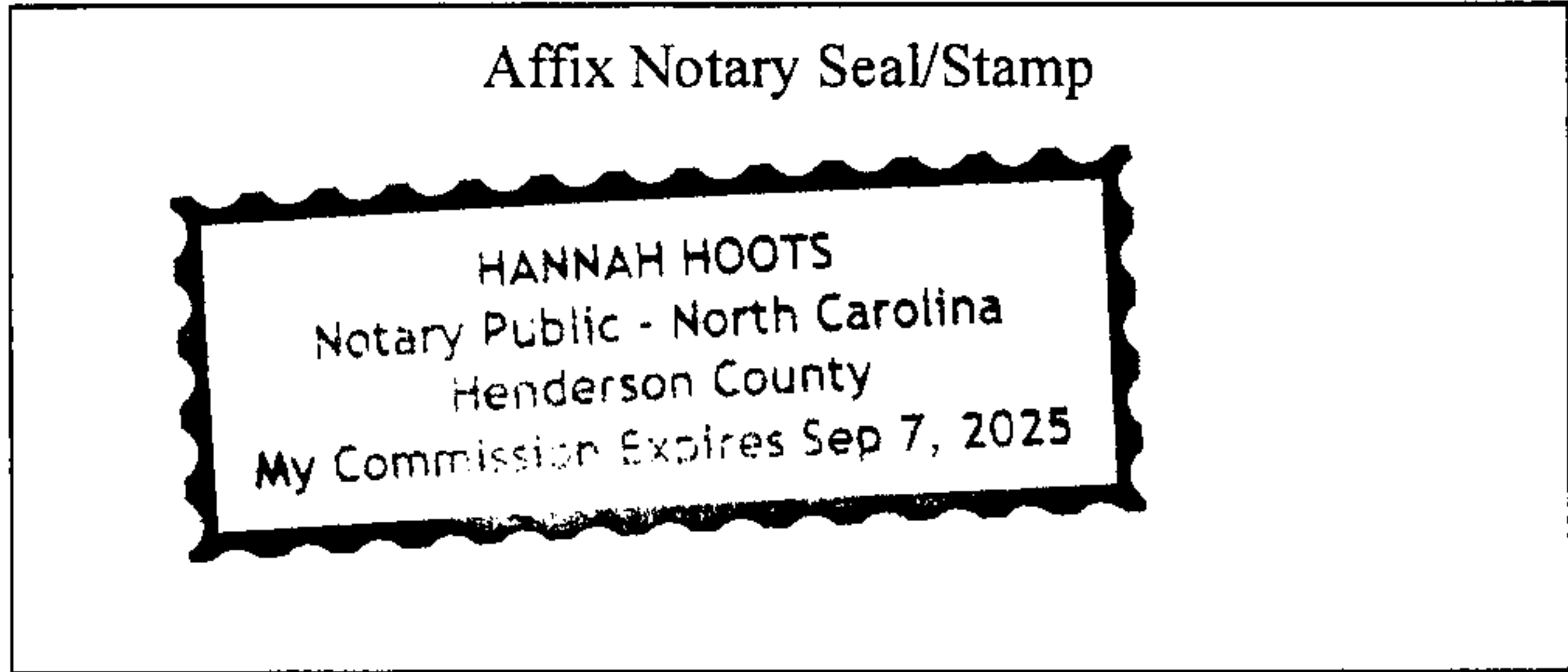
Name:

Title:

Name:

STATE OF NORTH CAROLINA, COUNTY OF HENDERSON

I, Hannah Hoots, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 4th 5th day of January, 20 24 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):
Shawn Valentine Lindsey



Hannah Hoots
Notary Public (Official Signature)
My commission expires: 9/7/2025

EXHIBIT "A"

WHEREAS, Katherine Ann Bauer and Robert John Bauer both held a life estate on the below described property; and,

WHEREAS, Katherine Ann Bauer died on October 27, 2016 in Henderson County, North Carolina and Robert John Bauer died on August 25, 2023 in Henderson County, North Carolina.

Now Therefore, This Conveyance:

BEING all that property previously conveyed from Charles C. Channell, unmarried to Katherine Ann Channell Valentine dated October 31, 1978 and recorded in Deed Book 570 at Page 549 in the office of the Register of Deeds for Henderson County, North Carolina, as described as follows:

TRACT 1: Being all of Lot 26, Block 12 of Osceola Lake Park Subdivision as shown on a plat thereof recorded in Plat Book 1 at Page 109 of the Henderson County Registry and being the same property described in that deed from J.D. Solley, unmarried to Conrad J. Nill, dated August 11, 1924 and recorded in Deed Book 128 at Page 149 in the office of the Register of Deeds for Henderson County, North Carolina. Charles C. Channell inherited this property from Conrad J. Nill.

TRACT 2: That tract or parcel of land described in that deed from Albert Monroe Cantrell to Charles C. Channell dated August 7, 1947 and recorded in Deed Book 284 at Page 111 in the office of the Register of Deeds for Henderson County, North Carolina.

TRACT 3: All that property described in that deed from C. C. Redden and wife, Agnes Redden to Charles Channell and Katherine A. Steinman dated August 31, 1972 and recorded in Deed Book 500 at Page 45 in the office of the Register of Deeds for Henderson County, North Carolina.

Reference to said deeds is hereby made for a more complete legal description.

AND BEING all of that same property as described in recorded Deed Book 1643, Page 498, Henderson County Registry.

Parcel Number: 102044