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Henderson County, North Carolina

William Lee King, Register of Deeds

Instrument Prepared By: Staton Law, P.A., 112 North Washington Street, Hendersonville, NC 28739

Mail After Recording To: Whitney Staton, Staton Law, P.A., 112 North Washington Street, Hendersonville, NC 28739

Excise Tax \$0.00

QUITCLAIM DEED

State of North Carolina  
County of Henderson

THIS DEED, made this 14th day of May, 2021, by and between Lynwood Cabins, LLC, Grantor(s), and Diane P. Newman and Patrick M. Tighe, Grantee(s), of 1926 Haywood Rd, Hendersonville, NC 28791;

WITNESSETH:

That said Grantor(s), for and in consideration of the sum of 0.00 (\$0.00) Dollar(s) to their in hand paid, the receipt of which is hereby acknowledged, have remised and by these presents do remise, release, and forever quitclaim unto the Grantee(s) and their heirs and assigns all right, title, claim, and interest of the said Grantor(s) in and to a certain tract or parcel of land lying and being in the County of Henderson, and State of North Carolina, in \_\_\_\_\_ Township, and more particularly described as follows:

BEGINNING at a point, said point being the northeastern corner of the property of James Arthur Ballard as described in a certain deed recorded in Deed Book 624, at page 253 of the Record of Deed of the Henderson County Registry, said point lying South 51 deg. 49 min. 35 sec. East 295.87 feet from an iron pin, the northernmost corner of Lot 10 of Lynwood Subdivision as shown on a plat thereof recorded in Plat cabinet B, at slide 158 of the Record of Plats of the Henderson County Registry, and running thence from said beginning point, South 56 deg. 43 min. 00 sec. East 150 feet to a point, thence with the area of a circle to the right having a radius of 19.6 feet an arc distance of 20.95 feet (chord bearing south 26 deg. 05 min. 30 sec. East 19.97) to a point, thence South 56 deg. 43 min. 00 sec. West 163.10 feet to a point, thence with the curve of a circle to the right, having a radius of 5 feet an arc distance of 10.36 feet (chord bearing South 63 deg. 54 min. 30 sec. West 8.61 feet) to a point within the right-of-way of Haywood Road, Highway 191, thence north 56 deg. 47 min. 34 sec. West 242.61 feet to a point, thence North 33 deg. 46 min. 01 sec. East 160.9 feet, crossing an iron pin at 9.44 feet, said point being the point and place of BEGINNING. This property is comprised of .76 acres, more or less, and is that same property shown and described on a certain survey entitled "Plat of Proposed Property of Kenneth Pearce and Julia Clapsaddle", performed by Steven Lloyd Waggoner, R.L.S. 2874, dated January 10, 1994, bearing Job No. 94-001.

This property is comprised of all of Lots 1, 2, 3, and 4 of Lynwood Subdivision as shown on a plat thereof recorded in Plat Cabinet B, at Slide 158 of the Record of Plats of the Henderson County Registry.

This property is conveyed subject to the restrictive covenants, if any, of Lynwood Subdivision and further subject to the right of way Haywood Road, Highway 191, and a gravel access road following the eastern and northern boundaries, to their full length widths.

AND BEING all of the property described in the Deed Book 1061 at the page 379, Henderson County Registry.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges thereunto belonging to the Grantee(s) and their heirs and assigns, free and discharged of all right, title, claim, or interest of the Grantor(s) or anyone claiming by, through, or under them. IN TESTIMONY WHEREOF, said Grantor(s) have hereunto set their hands and seals the day and year first above written.

*Diane P. Newman* member manager (seal)  
Diane P. Newman, Member Manager  
*Patrick M. Tighe* Member Manager (seal)  
Patrick M. Tighe, Member Manager  
*Patrick M. Tighe* VT (seal)  
\_\_\_\_ (seal)

State of North Carolina  
County of Henderson

I, *Matthew Blair* a Notary Public, do hereby certify that Diane P. Newman and Patrick M. Tighe, Member Managers of Lynnwood Cabins, LLC a North Carolina Limited Liability Company personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this May 14, 2021.

My commission expires: *3/15/26*

*Matthew Blair*  
Notary Public

