



This document presented and filed:
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WLK

WILLIAM LEE KING, Henderson COUNTY, NC
Transfer Tax: \$0.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 0.00

Parcel Identifier No. 112990

By:

➤ Mail/Box to: C. Page Collie – 1645 Asheville Highway, Hendersonville, NC 28791

This instrument was prepared by: C. Page Collie (Deed Preparation Only – No Title Search Performed)

Brief description for the Index: Lot 42, a portion of Lot 43 and a portion of Lot 44 Greater Druid Hills

THIS DEED made this 8th day of August, 2023, by and between

GRANTOR

GRANTEE

**RACHEL B. REED, un-remarried widow by her
Attorney in Fact, RICKI REED-KRONEN**

**RICKI REED-KRONEN and husband
DAVID KRONEN**

**Address: 2420 Rolfe Street
Hendersonville, NC 28791**

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Hendersonville, NC 28791**

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 the Hendersonville Township, Henderson County, North Carolina and more particularly described as follows:

BEGINNING at a stake in the eastern margin of Rolfe Street, the southwestern corner of Lot 42 of Block 2 of Greater Druid Hills Subdivision as recorded in Plat Book 1 at Page 130 and reindexed in Plat Cabinet B at Slide 66, Henderson County Registry; and runs with said margin of said Street, North 1° West 177 feet to a stake in the southwestern margin of a public road; thence with said road, South 58° East 71 feet to a stake; thence continuing with said road, South 49° 15' East 121 feet to a stake in the eastern line of Lot 43 as shown on said plat; thence South 1° East 66 feet to a stake, the southeastern corner of said Lot 42; thence with the southern line of said Lot 42, North 88° 15' West 150 feet to the Beginning.

SUBJECT TO easements, restrictions, and rights of way of record.

BEING that same property conveyed to Rachel B. Reed by that deed recorded on December 28, 2000 in Book 1047 at Page 624, Henderson County Registry.

The property being transferred by this Deed does not include the primary residence of any of the Grantors. (Per N.C.G.S. §105-317.2).

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1047 at Page 624, Henderson County, North Carolina Register of Deeds Office.

A map showing the above-described property is recorded in Plat Book ____ at Page _____, and re-indexed in Plat Cabinet ____ at Slide _____, Henderson County, North Carolina Register of Deeds Office.

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:

Henderson County ad valorem taxes for 2023, and subsequent years, which are a lien, but not yet due and payable, easements, rights of way and restrictions of record.

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

Rachel B. Reed by Ricki Reed -
Attorney in Fact (SEAL)
RACHEL B. REED by RICKI REED-KRONEN, Attorney in Fact

STATE OF NORTH CAROLINA COUNTY OF HENDERSON

I, C. Page Collie, the undersigned Notary Public of the County and State aforesaid, certify that **RICKI REED-KRONEN**, Power of Attorney for **RACHEL B. REED**, personally appeared before me this day and being by me duly sworn, says that she executed the foregoing and annexed instrument for and on behalf of **RACHEL B. REED**, and that her authority to execute and acknowledge this instrument is contained in an instrument duly executed, acknowledged and recorded, in the office of the Register of Deeds in the County of Henderson, State of North Carolina, on the 7th day of August, 2023, in Book 4073 Page 254 and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney

I do further certify that the said **RICKI REED-KRONEN** acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said **RACHEL B. REED**

Witness my hand and Notarial stamp or seal this 8th day of August, 2023.

My Commission Expires:
05/06/2027

[Signature]
C. Page Collie, NOTARY PUBLIC

