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Henderson County, North Carolina

William Lee King, Register of Deeds

Excise Tax: \$ 500.00

Recording Time, Book and Page

Return To: McDuffy Law Firm

This instrument prepared by: **THERON E. MULLINAX, JR.**, ATTORNEY AT LAW
MULLINAX LAW FIRM, P. O. Box 2648, Hendersonville, NC 28793

DEED PREPARATION ONLY - NO TITLE EXAMINATION PERFORMED

Parcel #: Portion of 102716

Description for Index: 1304 Hyman Avenue, Hendersonville, NC 28792

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 7 day of July, 2021, by and between

GRANTOR

GRANTEE

ALTON LYNN CONNOR, JR., Single
and
LYNDA CORINE CONNOR, Single

KATHRYN ANN STEWART VICKERS
Unmarried

302 Winston Avenue
Colonial Heights, Va 23834

1304 Hyman Avenue

Hendersonville, NC 28792

The designated Grantors and Grantees 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.

The property herein conveyed X does _____ does not include the primary residence of the Grantor.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantees, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantees in fee simple, all that certain lot or parcel of land situated in **Hendersonville** Township, Henderson County, North Carolina and more particularly described as follows:

BEING all that property described on Exhibit A attached hereto and incorporated into this instrument as if fully set forth herein.

submitted electronically by "The McDuffy Law Firm"

in compliance with North Carolina statutes governing recordable documents

and the terms of the submitter agreement with the Henderson County Register of Deeds.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple.

And the Grantor covenants with the Grantees, 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:

2021 Henderson County and City of Hendersonville ad valorem property taxes

All rights of way, easements, reservations, restrictions and amendment to restrictions, if any, of public record of even date herewith.

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

Alton Lynn Connor, Jr. (SEAL)
Alton Lynn Connor, Jr.

Lynda Corine Connor (SEAL)
Lynda Corine Connor

STATE OF NORTH CAROLINA
COUNTY OF HENDERSON

I, Sylvia Maxwell, a Notary Public in and for the above County and State, do hereby certify that **ALTON LYNN CONNOR, JR. and LYNDIA CORINE CONNOR**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and seal, this the 6th day of July, 2021.

My commission expires:

5-16-24

Sylvia Maxwell

NOTARY PUBLIC

Please insert Notary stamp/seal inside box only

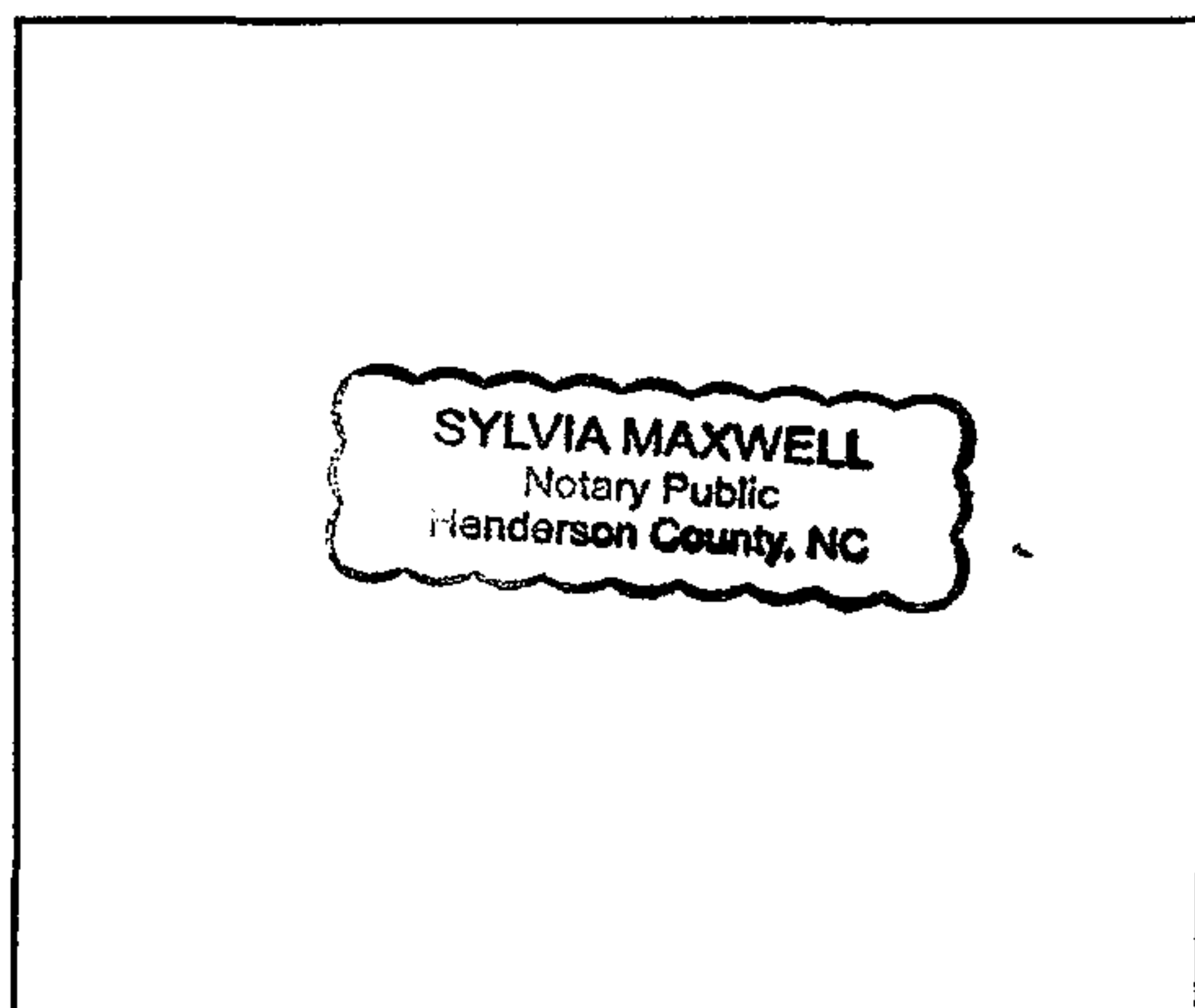


Exhibit A

Lying in Henderson County, North Carolina

BEING all of Tract B containing 13400 square feet as shown on plat of survey for Alton Lynn Connor, Jr. and Lynda Corine Connor by Hill and Associates Surveyors, P.A. dated July 1, 2021 and recorded at Plat Slide 13353 in the office of the Register of Deeds for Henderson County, North Carolina, with reference to said plat being made in aid of this description as if fully set out herein.

This conveyance is made and accepted subject to the right-of-way of Hyman Avenue and Elizabeth Street as they extend to their full legal width.

This conveyance is further made subject to such other easements, restrictions, and rights-of-way of record, if any.

AND BEING a portion of the property described and conveyed by Deed recorded in Book 3723 Page 503 in the Office of the Register of Deeds for Henderson County, North Carolina.