

BK 3519 PG 532 - 534 (3)

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Henderson County, North Carolina

William Lee King, Register of Deeds

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## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$658.00

Tax Lot No. 102546 Parcel Identifier No. 9569436952

Mail after recording to Bridget Swing Law Firm Attorney's Initials MMT

This instrument was prepared by Van Winkle, Buck, Wall, Starnes, & Davis, P.A. (Michael M. Thompson)

Brief description for the Index: Lots 185,186 and 187 Druid Hills

THIS DEED made this 1st day of July, 2020, by and between:

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### GRANTOR

*Davis Andrew Jones, unmarried*

**Whose mailing address is:**

718 Ninth Ave West,  
Hendersonville, NC 28791

### GRANTEE

*Daniel Yoder*

*And wife,  
Amy Yoder*

**Whose mailing address is:**

1704 Clairmont Drive  
Hendersonville, NC 28791

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Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e. g. corporation or partnership.

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

**SEE EXHIBIT A ATTACHED HERETO AND  
INCORPORATED HEREIN BY REFERENCE**

**This instrument prepared by Michael M. Thompson, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney, \*\*\*\* to the county tax collector upon disbursement of closing proceeds.**

Submitted electronically by "Law Office of Bridget D. Swing PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Henderson County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 3164 at Page 172, Henderson County Registry.

All or a portion of the property herein conveyed does include the primary residence of a Grantor.

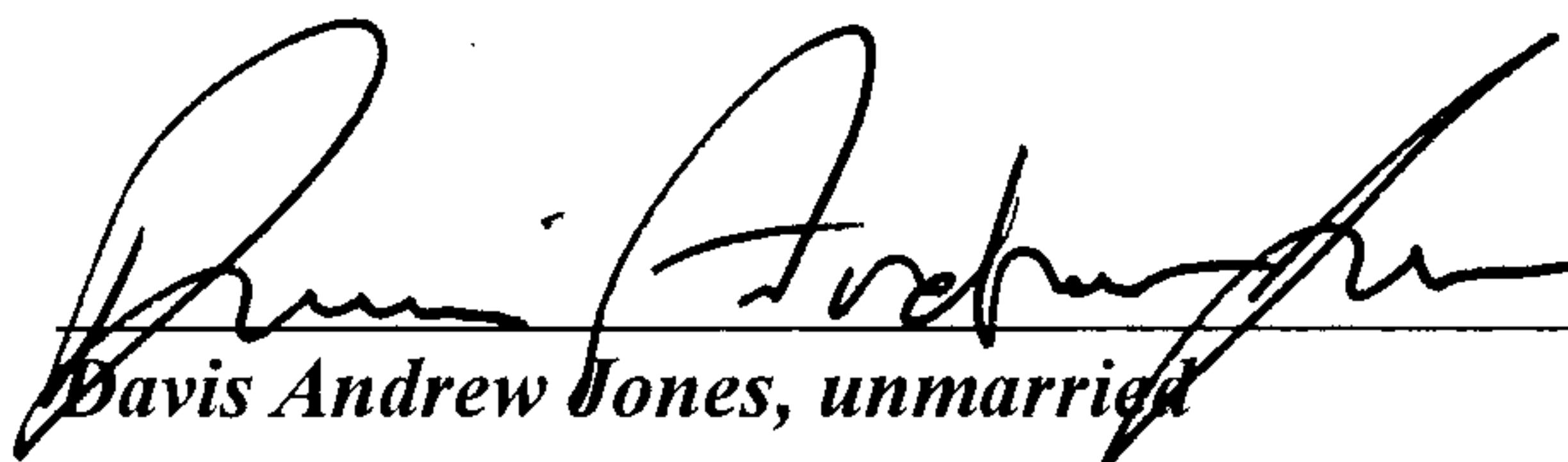
The property is shown on plat recorded in Plat Cabinet B Slide 053A, Henderson County Registry.

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

And 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 Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

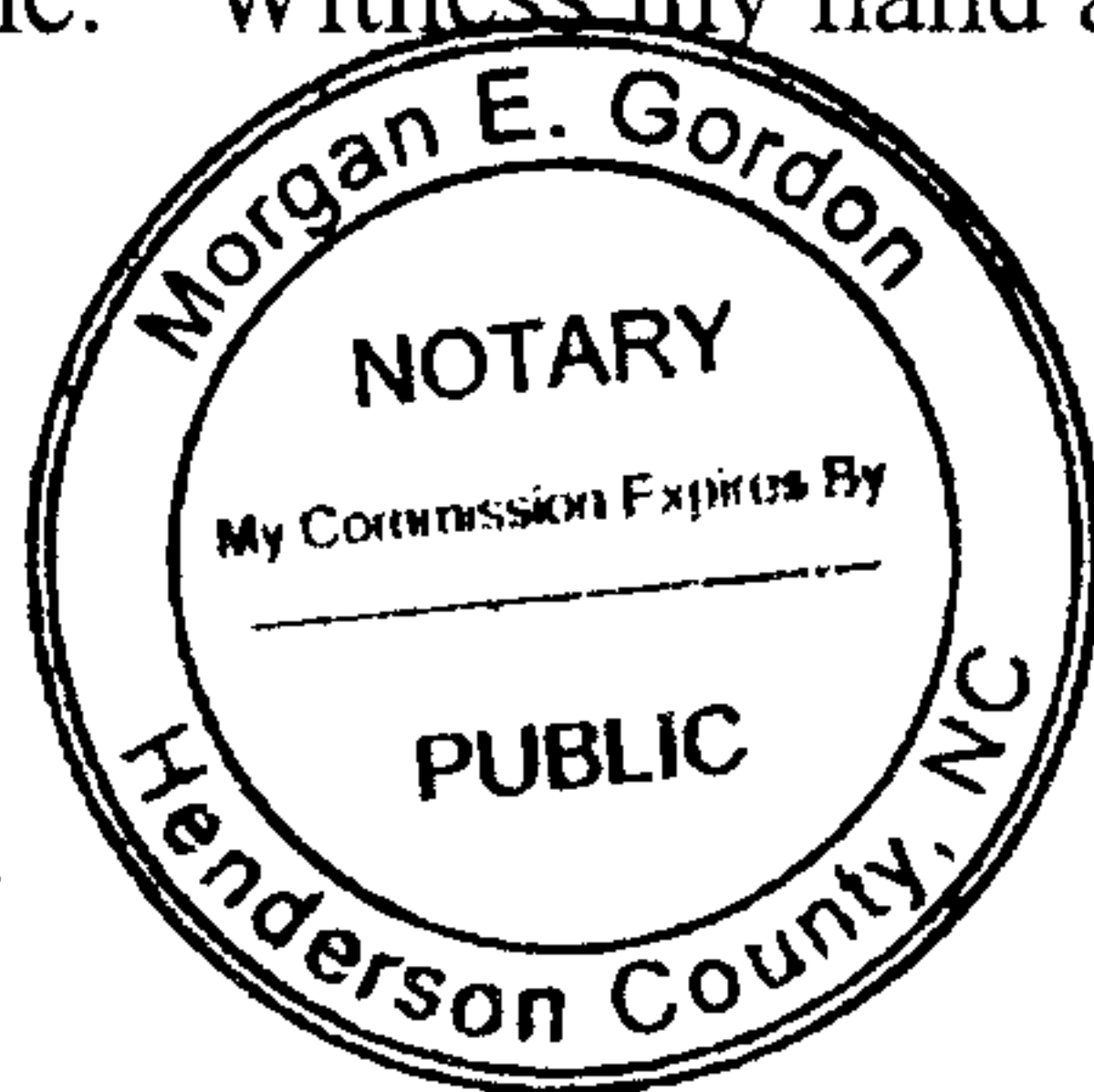
Title to the property hereinabove described is subject to the following exceptions:  
Easements, covenants, conditions and restrictions of record; 2020 ad valorem taxes; and utilities physically located on the property

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

 (Seal)  
*Davis Andrew Jones, unmarried*

**STATE OF NORTH CAROLINA  
COUNTY OF HENDERSON**

I, Morgan E. Gordon, a Notary Public of the County and State aforesaid, certify that *Davis Andrew Jones, unmarried*, personally appeared before me this day and acknowledged the execution of the foregoing instrument for the purposes therein expressed. Sworn to and subscribed to before me. Witness my hand and official stamp or seal, this 1st day of July, 2020.



Morgan E. Gordon  
Notary Public  
My Commission Expires: 10-19-2024

## EXHIBIT A

## TRACT ONE:

BEING Lots 185 and 186 of the Druid Hills Subdivision, being more particularly described as follows:

BEGINNING at a stake in the northern margin of Clairmont Drive, said stake standing North 62 degrees West 70 feet from the center line of a 14 foot party drive which runs in a northerly direction from said margin along the eastern margin of said Lot 187 and the western margin of Lot 188; and runs thence with the northern margin of Clairmont Drive; North 51 degrees 52 minutes West 126 feet to a stake, the northwestern corner of Lot 184; thence with the southern line of Lot 184, North 53 degrees 20 minutes East 155.6 feet to a stake; thence along the southeastern margin of a 14 foot service drive as follows: South 45 degrees 43 minutes East 35.5 feet to a stake; thence South 54 degrees 13 minutes East 35.1 feet to a stake, the northwestern corner or the most northerly corner of Lot 187; thence along the northwestern line of Lot 187, South 33 degrees 04 minutes West 159.2 feet to the BEGINNING. The foregoing property is subject to a 14 foot service alley along the rear line.

## TRACT TWO:

BEING all of Lot 187 of the Druid Hills Subdivision as shown on plat thereof recorded in Plat Book 1, at Page 105, of the records of plats for Henderson County, North Carolina, and being more particularly described as follows:

BEGINNING at a stake in the northern margin of Clairmont Drive, said stake standing in the southwestern corner of Lot 188 and the southeastern corner of Lot 187 of said Subdivision; and running thence with the northern margin of Clairmont Drive, North 62 degrees West 63 feet to a stake, the southernmost corner of Lot 186; thence along the southeastern margin of said lot, North 33 degrees 04 minutes East 159.2 feet to a stake in the northern margin of a 14 foot party drive; thence South 54 degrees 13 minutes East 35.6 feet to the center of a concrete monument, said monument being the northernmost corner of Lot 188; thence along the northwestern margin of said lot and the center line of said 14 foot party drive, South 22 degrees 56 minutes West 154 feet to the point of BEGINNING. EXCEPTING AND RESERVING a strip of land along the southeastern margin of Lot 187, which is 7 feet wide and 154 feet long, and a strip of land along the northern margin of said lot, which is 14 feet wide and 35.6 feet long, for the purpose of ingress and egress to and from this and other lots.

BEING the identical property described in deed from Beulah Goodell (widow) to Jan Clausing and wife, Dorothy Clausing, dated June 8, 1964 and recorded in Deed Book 42, at Page 263, Henderson County Registry.

**ALSO BEING the same property described in deed recorded in Deed Book 3164 at Page 172, Henderson County Registry.**