



This document presented and filed:
04/26/2022 01:20:58 PM

WB

WILLIAM LEE KING, Henderson COUNTY, NC
Transfer Tax: \$2,800.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$2800.00

Parcel Identifier No. 9587688771

Verified by _____ County on the ____ day of _____, 2022 by _____

Prepared by/Mail after recording to: US ARMY, Corps of Engineers, 100 West Oglethorpe Avenue,
Savannah, Georgia, 31401

→ 221459, M.H. King
Brief Description for the Index: 20.603 ACRES adj. Crest Road, (NCSR 1804), New Site Army Reserve
Center

THIS DEED, made this 26th day of April 2022, by and between: **PATRICIA ANN JONES AND HUSBAND, DONALD NEAL JONES**, whose address is 125 West Blue Ridge Road, Number 251, East Flat Rock, North Carolina 28726 (hereinafter “Grantor”), and the **UNITED STATES OF AMERICA**, acting by and through its acquiring agency, the U.S. Army Corps of Engineers, Savannah District, whose address is 100 West Oglethorpe Avenue, Savannah, Georgia 31401 (hereinafter “Grantee”);

WITNESSETH: that the Grantor, for and in consideration of the sum of **ONE MILLION FOUR HUNDRED THOUSAND DOLLARS AND NO ONE HUNDREDTHS (\$1,400,000.00)** paid by the Grantee to the Grantor, the receipt whereof is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that following described land, to-wit:

Tract 100

Asheville ARC Project

All that tract or parcel of land lying and being in in Blue Ridge Township,
Henderson County, North Carolina and being the tract of land now or formerly

owned by Patricia Ann Jones as described in Deed Book 1038 Page 349 and being the property identified as Henderson County Tax PIN # 958768871 and being more fully described as follows:

Beginning at the **Point of Beginning (POB)** at a magnetic nail set in the centerline of Crest Road (SR1803) at the southwestern corner of the subject property and having (NAD 83/2011) North Carolina grid coordinates of North 578,010.020 feet, East 986,549.356 feet and being located N32°00'04"W and a grid distance of 4,930.99 feet from NGS monument "DEND" (PID:DG4651) with the published (NAD83/2011) North Carolina grid coordinates of North 573827.40 feet, East 989163.05 feet;

thence from the **POB** and with the line of now or formerly (N/F) Bobby Ramey and wife, Wendy H. Ramey (DB 3384, PG 712; DB 1173, PG 1) N06°10'46"E a distance of 707.56 feet to a 3/4" iron pipe found; thence continuing with the Ramey line N53°49'25"W a distance of 314.22 feet to an iron axle found, a common corner between Ramey and N/F Jeffery C. Justus (DB 700, PG 854); thence with Justus line N53°27'04"W a distance of 81.78 feet to an 3/4" iron pipe found beside a stone and being a common corner between Jeffery C. Justus and N/F Boyd L. Hyder (DB 1157, PG 751); thence along the Hyder line N14°35'43"E a distance of 473.78 feet to a 1/2" iron pipe found in a ditch and being also a corner for N/F Henderson County Board of Public Education (DB 824, PG 216) ; thence with the Henderson County Board of Public Education line S65°43'08"E a distance of 1,014.61 feet to a 1/2" iron pipe found; thence continuing and passing through a corner for the Henderson County Board of Public Education and along the line of N/F Douglas Nichols and Cathy Nichols (DB 1165, PG 213) S54°51'37"E a distance of 253.37 feet to a magnetic nail set in the centerline of Crest Road (SR 1804); thence along the centerline of Crest Road the following nine (9) courses:

- (1) S41°25'14"W a distance of 27.75 feet to a computed point,
- (2) thence along a curve to the left with an arc length of 217.51 feet having a radius of 2,065.79 feet and a chord bearing of S38°24'15"W and chord distance of 217.41 feet to a computed point,
- (3) thence along a tangent S35°23'16"W a distance of 295.16 feet to a computed point,
- (4) thence along a tangent S36°18'13"W a distance of 77.31 feet to a computed point,
- (5) thence along a curve to the right and with an arc length of 195.34 feet having a radius of 671.75 feet and a chord bearing of S44°38'11"W and chord distance of 194.65 feet to a computed point,
- (6) thence along a tangent S52°58'01"W a distance of 46.25 feet to a computed point,
- (7) thence along a curve to the right with an arc length of 163.56 feet having a radius of 654.19 feet, and a chord bearing of S60°07'46"W and chord distance of 163.13 feet to a computed point,

(8) thence continuing along a curve to the right with the arc length of 157.98 feet having a radius of 1876.45 feet, and a chord bearing of S69°42'14"W and chord distance of 157.94 feet to a computed point,
(9) thence continuing along a curve to the right with the arc length of 178.98 feet having a radius of 843.77 feet, and a chord bearing of S78°11'34"W and chord distance of 178.65 feet to a magnetic nail set in the centerline of Crest Road (SR1803) and being the **POB** and containing 20.603 acres more or less and more completely shown on a map entitled ALTA/NSPS LAND TITLE SURVEY FOR "UNITED STATES OF AMERICA on the lands of PATRICIA ANN JONES" dated 22NOV2021 by Joyner Keeny, PLLC of Rocky Mount, North Carolina.

The above-described land is conveyed subject to existing easements for public roads and highways, public utilities, railroads, and pipelines.

And for the same consideration, Grantor does hereby REMISE, RELEASE, and forever QUITCLAIM unto the Grantee all their right, title, and interest in and to the banks, beds, and waters of any streams bordering the said land hereby conveyed, and also all interest in the alleys, roads, streets, ways, strips, gores, or railroad rights-of-way abutting or adjoining the said land and in any means of ingress or egress appurtenant thereto.

TO HAVE AND TO HOLD said premises with the privileges and appurtenances thereunto belonging unto the Grantee, the UNITED STATES OF AMERICA and its assigns, forever, subject to the terms, reservations, restrictions, covenants, and conditions set forth in this Deed.

And, the Grantor for itself and its assigns covenants with the Grantee and its assigns, that Grantor is seized of the described property hereby conveyed in fee simple, that title is marketable and free and clear of all encumbrances, and the Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions herein stated.

SIGNATURE PAGE FOLLOWS

IN WITNESS WHEREOF, the Grantor has hereunto subscribed its name on the day and year first above written.

GRANTORS

Patricia Ann Jones (SEAL)
Patricia Ann Jones
Donald Neal Jones (SEAL)
Donald Neal Jones

STATE OF NORTH CAROLINA
COUNTY OF Henderson

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:
North Carolina General Warranty Deed

Date: April 26, 2022

Beverly S. Hawkins
Notary Public

PLACE NOTARY SEAL INSIDE THIS BOX ONLY!

Beverly S. Hawkins
(Printed Name of Notary)

My Commission Expires: 04/12/2024

