

115.00 Fee

Prepared By: Don H. Garren

STATE OF NORTH CAROLINA  
COUNTY OF HENDERSON

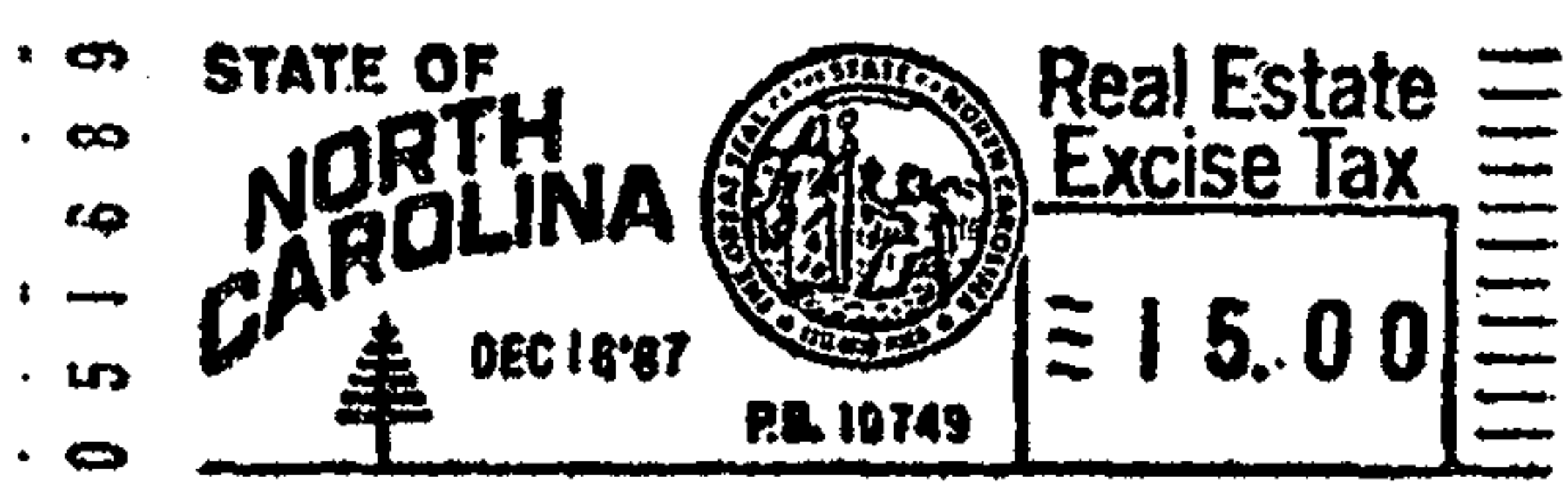
217

This Deed, Made this 17th day of December, in the year of our Lord, one thousand nine hundred and 87, between  
RICHARD H. POWELL et ux IMOGENE J. POWELL

of the County of Henderson, and State of North Carolina, of the first part, and  
JAMES S. ERWIN, JR. et ux RUTH G. ERWIN  
Rt. 2, Box 24A, Flat Rock, NC 28731

of the County of Henderson, and State of North Carolina, of the second part,

WITNESSETH:



WITNESSETH, That the said part ies of the first part, for and in consideration of the sum of (\$ 10.00),  
TEN DOLLARS AND OTHER VALUABLE CONSIDERATION DOLLARS,

in hand paid by the said part ies of the second part, the receipt whereof is hereby acknowledged, ha VE Bargained and Sold, Conveyed  
and Confirmed, and by these presents do Bargain and Sell and Convey and Confirm, unto the said part ies of the second part,  
their heirs and assigns forever, all the following described piece or parcel of land lying and being in the  
Township of Blue Ridge, County of Henderson, and State of North Carolina, and known and designated as follows, viz:

TRACT I: BEGINNING at a point located at the northwestern corner of that property described in Deed Book 667, Page 725 of the Henderson County Registry; thence South 17 Deg. 25 min. 49 sec. West 370.64 feet to a point; thence running in a westerly direction on a curve to the left following the arc of a circle having a radius of 899.06 feet, an arc length of 76.79 feet (chord being North 73 deg. 30 min. 49 sec. West 76.77 feet) to a point; thence North 13 deg. 50 min. 1 sec. East 422.27 feet to a point; thence South 46 deg. 56 min. 27 sec. East 114.51 feet to point and place of BEGINNING.

TRACT II: BEGINNING at a point located North 46 deg. 56 min. 27 sec. West 114.51 feet from the northwestern corner of that property described in Deed Book 667, Page 725 of the Henderson County Registry; thence South 13 deg. 50 min. 01 sec. West 422.27 feet to a point; thence running in a westerly direction on a curve to the left following the arc of a circle having a radius of 899.06 feet, an arc length of 76.79 feet (chord being North 78 deg. 24 min. 27 sec. West 76.77 feet) to a point; thence North 13 deg. 13 min. 26 sec. East 471.02 feet to a point; thence South 46 deg. 56 min. 27 sec. East 93.64 feet to point and place of BEGINNING.

The above-described tracts contain a total of 1.62 acres, more or less, and is shown on a survey prepared by William Patterson, R.L.S., dated December, 1987, designated Job No. 87-12-93-C, and entitled, "Proposed Property of Richard Powell and wife, Imogene Powell," reference to which is hereby made and incorporated herein.

This conveyance is made SUBJECT TO the right-of-way of Upward Road running along the southern boundary of the above-described property and as set forth in Deed Book 405, at page 129, of the Registry for Henderson County, North Carolina.

TO HAVE AND TO HOLD THE SAME, Together with all hereditaments and appurtenances thereunto in any wise appertaining, unto the said part ies of the second part, their heirs and assigns forever.

And the said part ies of the first part do \_\_\_\_\_ covenant with the said part ies of the second part their heirs and assigns, as follows: FIRST, that the said part ies of the first part are the owner s and lawfully seized of said land and premises. SECOND, That they ha ve good right and full power to convey the same. THIRD, That the same are free from all incumbrances whatsoever. And, FOURTH, That the said part ies of the second part, their heirs and assigns, shall quietly enjoy and possess the same, and that the said part ies of the first part, their heirs, executors and administrators, will forever warrant and defend the title to the same against all lawful claims.

IN TESTIMONY WHEREOF, The said part ies of the first part ha ve hereunto set their hand s and seals the  
day and year first above written.

**SIGNED, SEALED AND DELIVERED IN THE  
PRESENCE OF:**

*Richard H. Powell* (SEAL)  
RICHARD H. POWELL (SEAL)  
*Inogene J. Powell* (SEAL)  
INOGENE J. POWELL (SEAL)

STATE OF NORTH CAROLINA COUNTY OF HENDERSON  
Karen Y. Gilliland, a Notary Public, \_\_\_\_\_, in and for the above

County and State of hereby certify that RICHARD H. POWELL et ux IMOGENE J. POWELL

personally appeared before me this day and acknowledged the due execution by them of the foregoing Deed of conveyance.

WITNESS my hand and notarial seal, this 17th day of December, 1987  
My commission expires 11/18/92 Karen G. Gilliland  
Notary Public

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, a Notary Public, \_\_\_\_\_, in and for the above

County and State do hereby certify that \_\_\_\_\_

personally appeared before me this day and acknowledged the due execution by \_\_\_\_\_ of the foregoing Deed of conveyance.

WITNESS my hand and notarial seal, this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 19 \_\_\_\_\_

**My commission expires** \_\_\_\_\_

Notary Public

# WARRANTY DEED

RICHARD H. POWELL et ux  
IMOGENE J. POWELL

TO  
JAMES S. ERWIN, JR. et ux  
RUTH G. ERWIN

**NORTH CAROLINA, HENDERSON COUNTY**

The foregoing certificate(s) of \_\_\_\_\_  
*James G. Hilliard*

Notary Public (~~Notaries Public~~) is/ ~~are~~ certified to be correct. This instrument presented for registration and recorded in this office this 18 day of \_\_\_\_\_

December, 1987, at 3:45 P. M. in Book 711 Page 217 and verified by J. M. 100

Register of Deeds  
By: *Eric M. MacIsaac*  
(Assistant) (Deputy)

**Don H. Carpenter**  
210 N. Main Street  
Hendersonville, NC 28739

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