

This document presented and filed:  
01/31/2014 12:15:24 PM



NEDRA W. MOLES, Henderson COUNTY, NC  
Transfer Tax: \$337.00

SPECIAL WARRANTY DEED

Excise Tax: \$ 337.00

Tax ID#: \_\_\_\_\_

Property Address: 1.63 ACRES UPWARD & BALLENGER, HENDERSONVILLE, NC

Mail to: \_\_\_\_\_

Carpenter ←

Drawn by: Lancaster & Trotter, P.A.  
4430 Park Road  
Charlotte, NC 28209  
(704) 525-1702

STATE OF NORTH CAROLINA  
COUNTY OF HENDERSON

THIS INDENTURE Made this 30<sup>th</sup> day of January, 2014, between TD BANK, N.A., hereafter GRANTOR, and JEFF C. JUSTUS, hereafter GRANTEE. 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 HENDERSON County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

Deed Reference: Book 1456 Page 38

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 the Grantor covenants with the Grantee, the Grantor has done nothing to impair such title as Grantor received, and Grantor will

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warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

TD BANK, N.A.

By: Margaret Broughtman, VP  
Vice President

STATE OF South Carolina  
COUNTY OF Greenville

I, Cynthia Lynne Rich a, Notary Public of the said County and State certify that Margaret Broughtman, personally came before me this day and acknowledged that (s)he is Vice -President of TD BANK, N.A., and that as Vice -President being authorized to do so, (s)he executed the foregoing on behalf of the corporation.

Witness my hand and official seal this 30th day of January, 2014.  
Cynthia Lynne Rich  
Notary Public

My Commission expires: 8-17-2015

(Notary Seal)

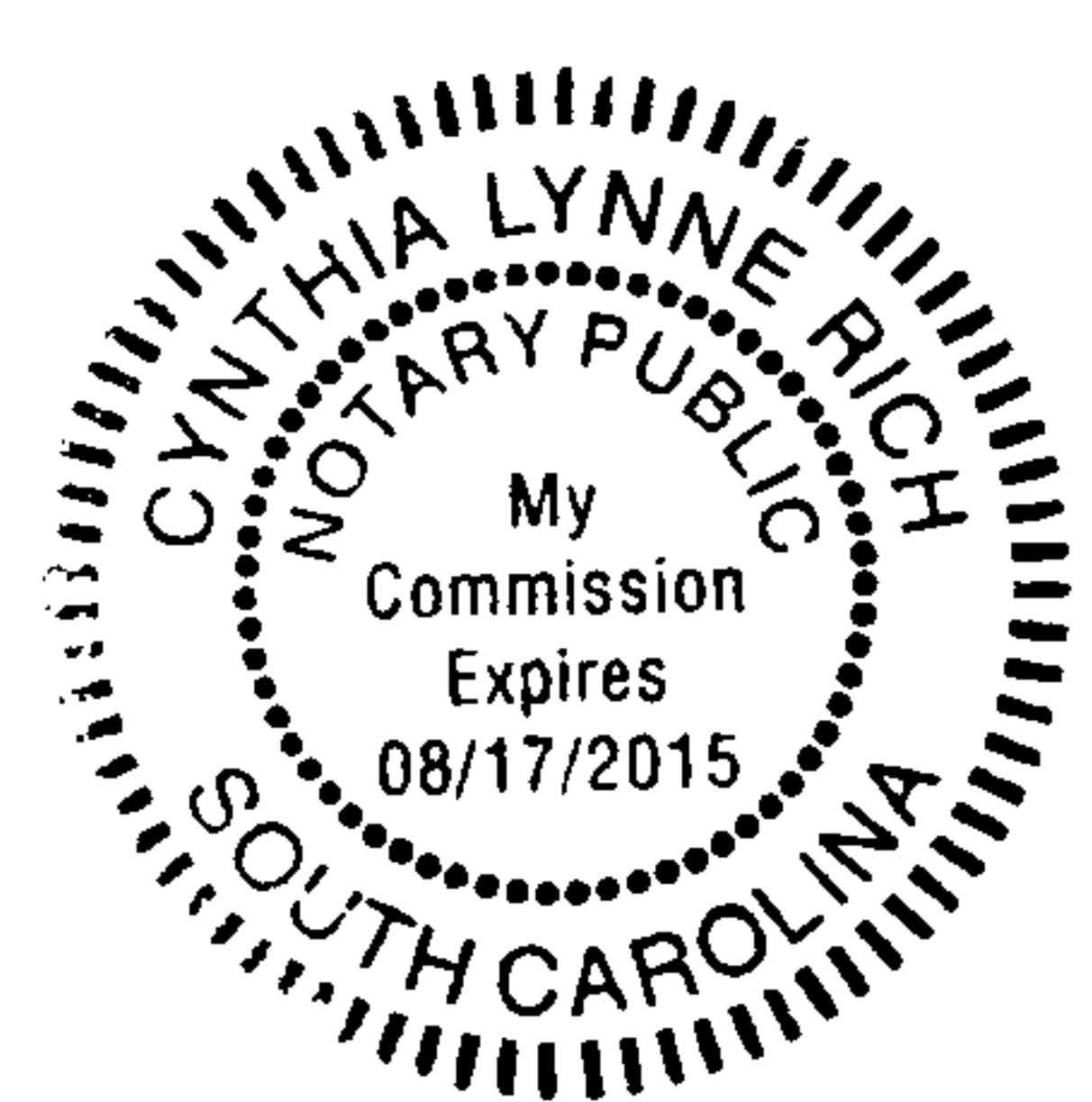


EXHIBIT A

BEING all of that 1.63 acre tract shown on plat of survey for Jeff Justus by Stacy Kent Rhodes dated January 9, 2014, being Job No. 14-004, recorded at Plat Slide 9/79 in the Office of the Register of Deeds of Henderson County, North Carolina.

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