

BK 3875 PG 309 - 311 (3)

DOC# 974539

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Fee: \$26.00

Henderson County, North Carolina

Tax: \$200.00

William Lee King, Register of Deeds

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: **200.00**

Parcel Identifier No. 10002123 Verified by _____ County on the ____ day of _____, 20 ____

By: _____

Mail/Box to: Staton Law Firm - 112 North Washington Street, Hendersonville, NC 28739

This instrument was prepared by: Staton Law Firm, 112 North Washington Street, Hendersonville, NC 28739

Brief Description for the Index: _____

THIS DEED made this 28th day of February, 2022, by and between

GRANTOR

Thomas Prince and wife, Jennifer Prince

40 Glover Gilliam Ln
Flat Rock, NC 28731

GRANTEE

Cameron Kilpatrick and wife, Kina Kilpatrick

108 Wolf Shoals Dr.
Hendersonville, NC 28739

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 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 the Town of, Hendersonville Township, Henderson County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference. This instrument was prepared by Whitney Staton, a licensed NC 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 "Staton Law P.A."
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 Book 3537 page 361.
All or a portion of the property herein conveyed includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book page .

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

And the Grantor covenants with the 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 that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Subject to 2022 ad valorem property taxes.

Subject to easements, rights of way and restrictions of record.

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

(Entity Name)
By: _____
Print/Type Name & Title: _____

Thomas Prince (SEAL)
Print/Type Name: Thomas Prince

By: _____
Print/Type Name & Title: _____

Jennifer Prince (SEAL)
Print/Type Name: Jennifer Prince

By: _____
Print/Type Name & Title: _____

Print/Type Name: _____

By: _____
Print/Type Name & Title: _____

Print/Type Name: _____

State of North Carolina - County or City of Henderson

I, the undersigned Notary Public of the County or City of Henderson and State aforesaid, certify that
Thomas Prince and wife, Jennifer Prince personally appeared before me this day and acknowledged the
due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 28th day of
February, 2022.

My Commission Expires: 9/7/25
(Affix Seal)

HANNAH MCCONNELL
Notary Public, North Carolina
Henderson County
My Commission Expires
September 07, 2025

Hannah McConnell
Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that
_____ personally appeared before me this day and acknowledged the
due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of
_____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that
_____ personally came before me this day and acknowledged that
he is the _____ of _____, a North Carolina or
_____ corporation/limited liability company/general partnership/limited partnership (strike through the
inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its
behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

EXHIBIT A

Lying on the North side of Erkwood Drive, and BEGINNING at a stake in the South margin of said Erkwood Drive, said stake being the southeast corner of that property conveyed to Guy H. Clark by J.R. McMurray by Deed recorded in Deed Book 332 at Page 201, and running thence from said beginning point with said southeast margin of said Erkwood Drive, North 41 deg. 45 min. East 77 feet to a stake in said margin of said Drive; thence with said Drive the following courses and distances: North 34 deg. 25 min. East 150 feet, North 48 deg. 30 min. East 50 feet, North 62 deg. 30 min. East 36 feet to a stake in said margin of said Drive; thence leaving said Drive North 18 deg. 35 min. West 137 feet to a stake in a branch, Dewey Sherman's corner, thence with said Branch North 76 deg. 30 min. West 100 feet to a stake in said branch; thence South 45 deg. West 25 feet to a stake in the Lipp line; thence with the line South 84 deg. West 300 feet to a stake; thence South 16 deg. 03 min. West 26 feet to a stake, corner of property already owned by H. Stephen Thomas and wife, Margaret Thomas (now or formerly); thence with the line of said property South 40 deg. 18 min. West 412 feet to the place of BEGINNING.

The deeds in the chain of title for this property refer to the same as being located on Rutledge Drive. However, this property is actually located on Erkwood Drive in Henderson County, North Carolina.

BEING the same property conveyed from Gloria Ashley and husband, William Ashley, by deed dated December 18, 2017, and recorded in Deed Book 3143 at page 459, Henderson County registry.

ALSO BEING the same property conveyed from Gloria Ashley and husband, William Ashley, to Gloria Morgan Ashley by deed dated March 22, 2019 and recorded in Deed Book 3313 at page 38-41, Henderson County Registry.

AND ALSO BEING recorded in Deed Book 3313 at Page 109-111, Henderson County Registry.

AND ALSO BEING all of that property as described in deed recorded in Deed Book 3537, Page 361, Henderson County Registry.

REID: 10002123