

This document presented and filed:
08/27/2020 04:10:33 PM

WILLIAM LEE KING, Henderson COUNTY, NC
Transfer Tax: \$930.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 930.00

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

Mail/Box to: The Collie Law Firm, 1645 Asheville Hwy, Hendersonville, NC 28791

This instrument was prepared by: The Collie Law Firm, 1645 Asheville Hwy, Hendersonville, NC 28791

Brief description for the Index: _____

THIS DEED made this 27th day of August, 2020, by and between

GRANTOR

GRANTEE

Richard Powell aka Richard H. Powell and
Imogene Powell aka Imogene J.Powell

Jeffrey C. Justus, married

369 Ole Two Tops Lane
Flat Rock, NC 28731

303 S. Church Street
Hendersonville, NC 28792

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, parcel of land or condominium unit situated in the City of _____, Blue Ridge Township, Henderson County, North Carolina and more particularly described as follows:

See attached Exhibit A for legal description, incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ page _____.

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 2020 page 12692.


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 county ad valorem taxes for the current tax year, and subsequent years, which are a lien on the subject property and to restrictions, easements, rights of way and any other such matters of record.

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

_____	_____ (SEAL)
(Entity Name)	Print/Type Name: <u>Richard Powell aka Richard H Powell</u>
By: _____	_____ (SEAL)
Print/Type Name & Title: _____	Print/Type Name: <u>Imogene Powell aka Imogene S Powell</u>
By: _____	_____ (SEAL)
Print/Type Name & Title: _____	Print/Type Name: _____
By: _____	_____ (SEAL)
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 Buncombe and State aforesaid, certify that
Richard Powell aka Richard H. Powell and Imogene Powell aka Imogene J. Powell 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 27th day of
August, 2020.
My Commission Expires: April 27, 2021
(Affix Seal)



OFFICIAL SEAL
MARK TAULBEE
NOTARY PUBLIC
Buncombe County, North Carolina
My Commission Expires April 27, 2021

Mark Taulbee 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 AND BEING IN BLUE RIDGE TOWNSHIP,
HENDERSON COUNTY, NORTH CAROLINA**

BEING all of that 1.43 acres +/-, as shown on that Plat of Survey recorded in Book 2020 at Page 12692, Henderson County Registry, which is titled "Plat of Survey for: Jeff Justus", prepared by Stacy Kent Rhodes, NC, PLS 2959 dated August 18, 2020 as Job No. 20-060.

CONTAINING 1.43 +/- acres

TOGETHER WITH and SUBJECT TO easements, rights of way and all other such matters as shown on the above-referenced plat and further of record in the Henderson County Registry.

BEING all of that property conveyed to Richard Powell and wife, Imogene Powell by those deeds recorded in Deed Book 489 at Page 337, and in Deed Book 716 at Page 857, Henderson County Registry.

It is the intention of the parties hereto that the above described tracts having the current Tax REID numbers of 202342 and 9934059 be combined into one parcel for tax purposes.