

This document presented and filed:
11/10/2015 03:09:37 PM

WB

WILLIAM LEE KING, Henderson COUNTY, NC
Transfer Tax: \$0.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$0.00

Parcel Identifier No. 01-17146 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: The Lyda Law Firm – 308 Martin Luther King Jr. Blvd., Hendersonville, NC 28792

This instrument was prepared by: JACK A. LYDA

Brief description for the Index: Lots 38, 39 and 20 Feet of Lot 40

THIS DEED made this 6th day of November, 2015, by and between

GRANTOR	GRANTEE
LISA C. KNEEDLER f/k/a LISA LYTLE And husband, JOHN KNEEDLER	LISA C. KNEEDLER And husband, JOHN E. KNEEDLER
Address: 1401 Highland Avenue Hendersonville, NC 28792	Address: 1401 Highland Avenue Hendersonville, NC 28792

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:

BEGINNING at a stake standing in the Southwest margin of Highland Avenue, said stake standing South 39 deg. 30 min. East 339 feet from the point of intersection of the outside line of the Mount Royal Subdivision with the Southwest margin of Highland Avenue and running thence from said beginning point South 50 deg. 30 min. West 142 feet to a stake in the Northeast margin of Laurel Lane; thence with said margin of said Lane South 42 deg. 30 min. East 120.14 feet to an iron pin in the Northwest corner of Lot 37; thence with the North line of Lot 37 North 50 deg. 30 min. East 135.78 feet to an iron pin in the Southwest margin of Highland Avenue; thence with said margin of said Avenue North 39 deg. 30 min. West 120 feet to the point of BEGINNING and being all of Lots 38, 39 and the Southern 20 feet of Lot 40 of the Mount Royal Subdivision as per plat recorded in Plat Book 1, Page 91 and re-indexed in Plat Cabinet B, Slide 46A in the Henderson County, North Carolina Register of Deeds Office.

BEING the same property as conveyed in a Deed from U.S. Bank National Association as Trustee for CMLT 2007-AMC4 to Lisa Lytle and John Kneedler recorded May 28, 2010 in Book 1430, Page 596 in the Henderson County, North Carolina Register of Deeds Office.

The property being transferred by this Deed does X or does not _____ include the primary residence of either Grantor. (Per N.C.G.S. §105-317.2)

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1430, page 596, Henderson County, North Carolina Register of Deeds Office.

A map showing the above described property is recorded in Plat Book 1, Page 91 and re-indexed in Plat Cabinet B, Slide 46A, Henderson County, North Carolina Register of Deeds Office.

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:

Henderson County ad valorem taxes for 2016, and subsequent years, which are a lien, but not yet due and payable, easements, rights of way, zoning and land use, statutes, regulations 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)

Lisa C. Kneedler (SEAL)
LISA C. KNEEDLER f/k/a LISA LYTLE

By: _____

Title: _____

John Kneedler (SEAL)
JOHN KNEEDLER

By: _____

Title: _____

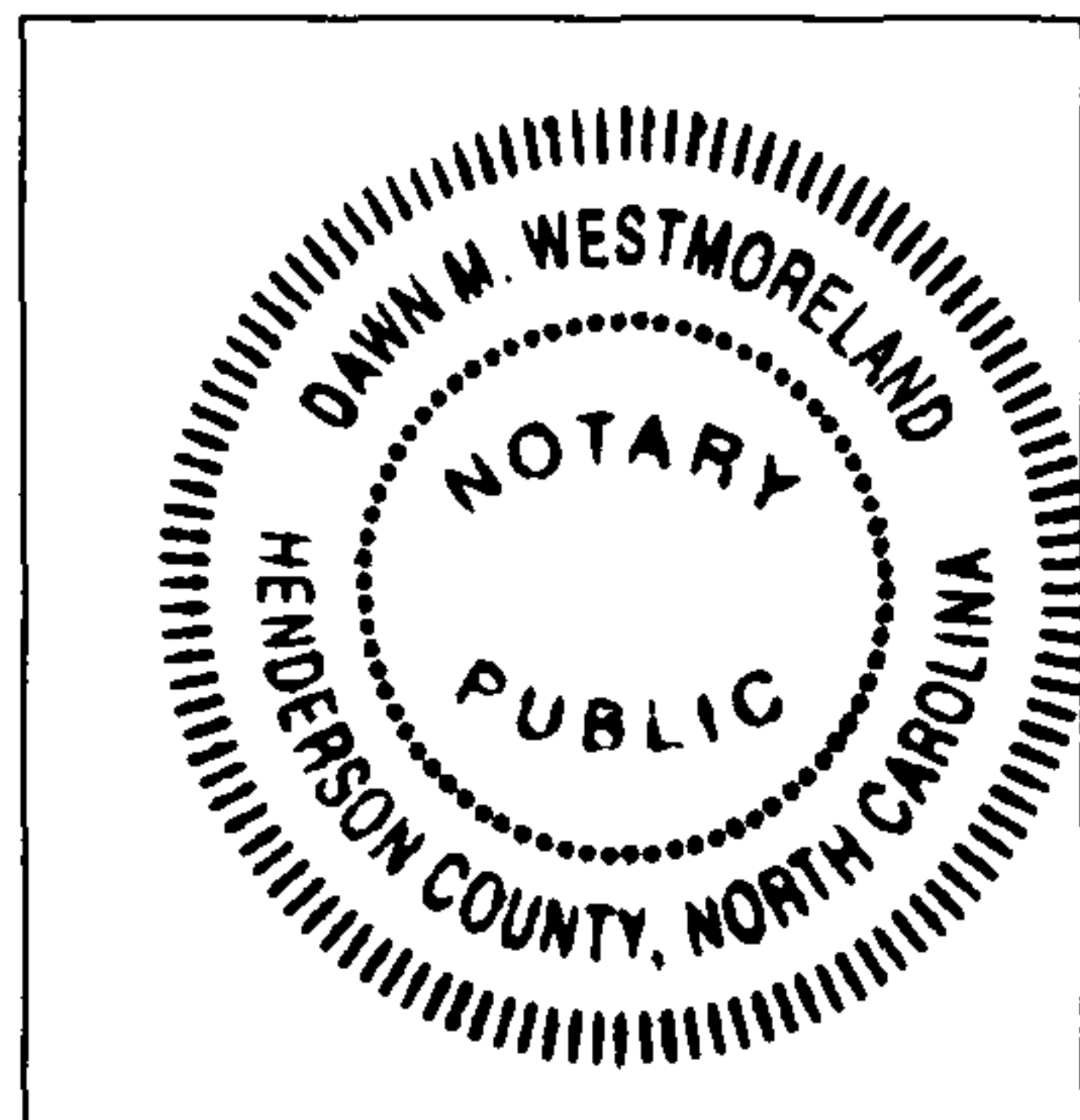
(SEAL)

By: _____

Title: _____

(SEAL)

SEAL-STAMP



State of North Carolina – County of Henderson

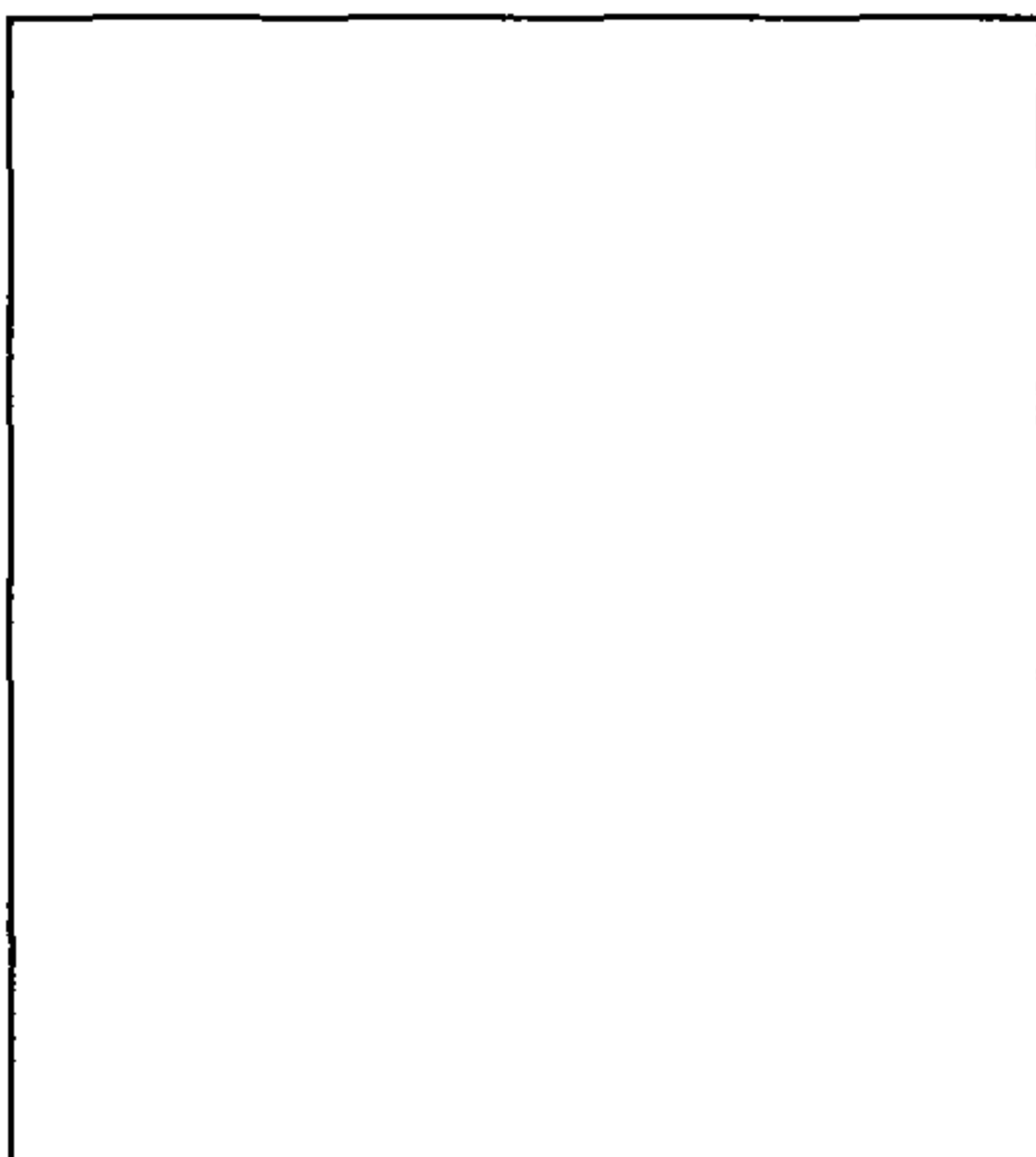
I, Dawn M. Westmoreland, the undersigned Notary Public of the County and State aforesaid, certify that **LISA C. KNEEDLER f/k/a LISA LYTLE AND JOHN KNEEDLER**, Grantors, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 6th day of November, 2015.

My Commission Expires:
10/02/2016

Dawn M. Westmoreland
Notary Public

SEAL-STAMP



State of _____ - County of _____

I, _____, the undersigned Notary Public of the County 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: _____

Notary Public

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof. _____ Register of Deeds for _____ County
By: _____ Deputy/Assistant - Register of Deeds