

BK 4026 PG 272 - 274 (3)

DOC# 1000995389

This Document eRecorded:

03/28/2023 10:37:29 AM

Fee: \$26.00

Henderson County, North Carolina

William Lee King, Register of Deeds

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax \$0.00

Parcel Identifier No. 9589273428, 9589279069, 9579983527, a portion of 9579982846

Prepared by and return to: Van Winkle Law Firm (JDV), PO Box 7376, Asheville, NC 28802-7376

Brief description for the Index: various lots Southern Visions Drive and Nettie Way

THIS DEED made this 27th day of March, 2023, by and between:

GRANTOR	GRANTEE
<p>Gregory Martin Albea, as Executor of the Estate of Donnie A. Williams</p> <p>430 South Mills River Road Mills River, NC 28759</p>	<p>Gregory Martin Albea</p> <p>430 South Mills River Road Mills River, NC 28759</p>

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 Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain lot or parcel of land situated in Henderson County, North Carolina, and more particularly described as follows (the "Property"):

See EXHIBIT A attached hereto and incorporated herein by reference.

NO TITLE EXAMINATION WAS PERFORMED BY THE PREPARER OF THIS DEED.

THIS PROPERTY Does/Not (check one) INCLUDE THE GRANTOR'S PRINCIPAL RESIDENCE.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple.

Submitted electronically by "Van Winkle Law Firm"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Henderson County Register of Deeds.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, and under or through Grantor, except for the exceptions hereinafter stated.

The property hereinabove described was acquired by Grantor via the Last Will and Testament of Donnie A. Williams of record in Henderson County Estate file number 22-E-870.

The undersigned Gregory Martin Albea is also serving as the Executor of the Estate of Donnie A. Williams and signs this deed also in his capacity as Executor to release any claim that the Estate might have with respect to the Property.

Title to the Property is subject to the following exceptions:

Utilities physically located on the Property, ad valorem taxes for the current year and subsequent years, easements and restrictions of record, and any local, county, state, or federal laws, ordinances, or regulations relating to zoning, environment, subdivision, occupancy, use, construction, or development of the subject property, including existing violations of said laws, ordinances, or regulations.

IN WITNESS WHEREOF, Grantor has hereunto set their hands and seals, day and year first above written.

By: Gregory Martin Albea (SEAL)

Gregory Martin Albea, as Executor of the Estate of Donnie A. Williams

STATE OF North Carolina
COUNTY OF Henderson

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose state therein and in the capacity indicated: **Gregory Martin Albea**

Date: 3/27/2023

Jasara Vetter
Notary Public
(Printed Name of Notary)
My Commission Expires: 6/6/2026

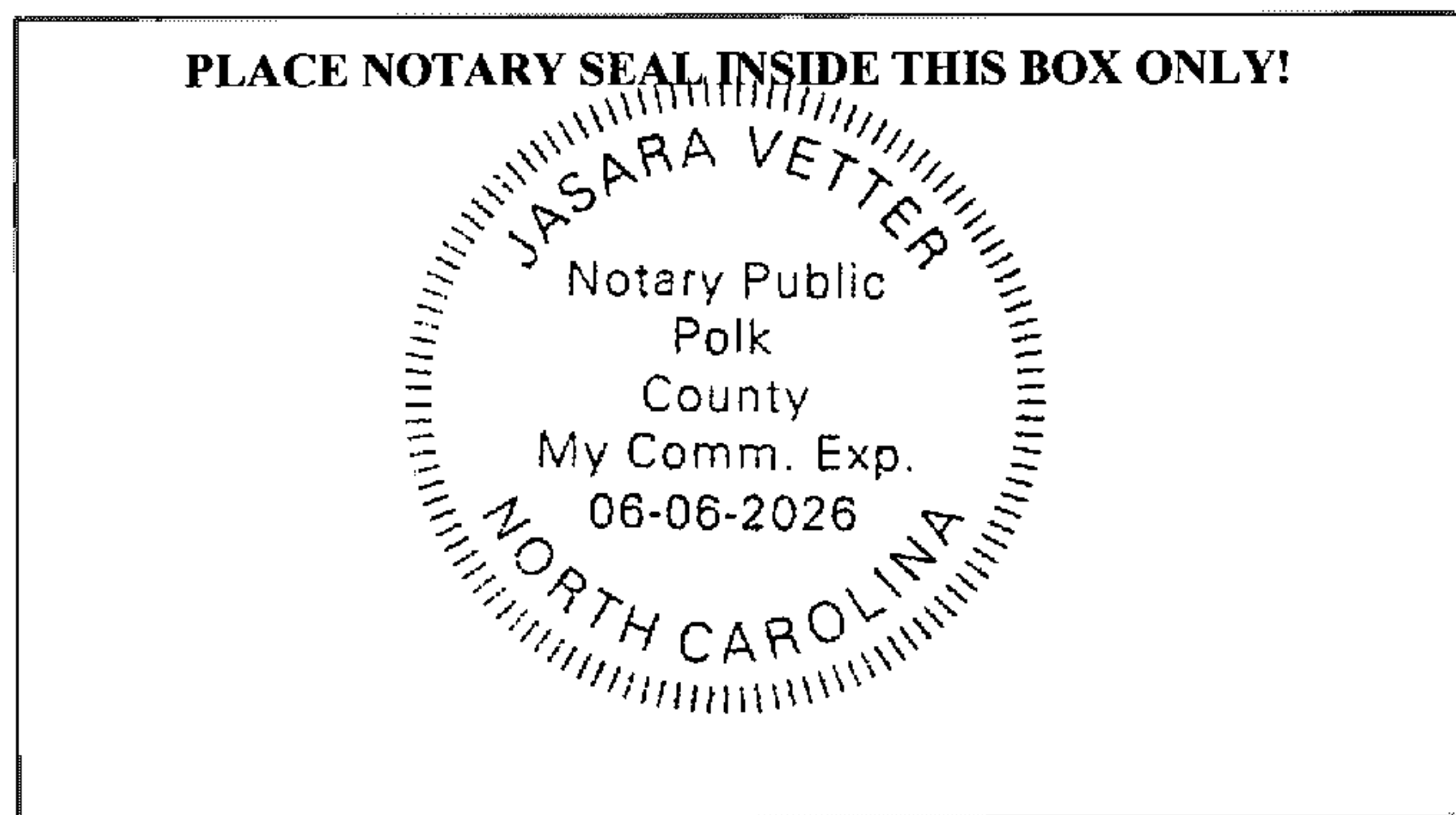


EXHIBIT A

Tract 1:

BEING ALL OF LOT 2R, consisting of 1.09 acres, and LOT D, consisting of 10.62 acres, as shown on Plat Slide 14682, Henderson County Registry (the "Plat").

TOGETHER WITH AND SUBJECT TO the right of way for ingress, egress, regress, and utilities over Southern Visions Drive as shown on said Plat for the benefit of Lot D, Lot 2R, Lot A, Lot B, and Lot C shown on said Plat.

Tract 2:

BEING ALL OF that 1.16 acre parcel, and Tract A, consisting of 15.77 acres, and Tract B, consisting of 3.88 acres, as shown on Plat Slide 14683 of the Henderson County Registry (the "Plat")

TOGETHER WITH AND SUBJECT TO a right of way for ingress, egress, regress, and utilities over that 30' Right of Way labeled "Proposed Ellen Drive" as shown on the Plat and described in Book 849, Page 533.

Tract 3:

BEING ALL OF that Tract D, consisting of 1.00 acres, as shown on Plat Slide 14683 of the Henderson County Registry.

TOGETHER WITH AND SUBJECT TO a right of way for ingress, egress, regress, and utilities over Nettie Way, as shown on the Plat and described in Book 849, Page 523.