



This document presented and filed:
03/06/2020 01:29:31 PM

WB

WILLIAM LEE KING, Henderson COUNTY, NC
Transfer Tax: \$1,670.00

Excise Tax: \$ 1670.00

Recording Time, Book and Page

✓ Return To: Stanford K. Cloutz box

This instrument prepared by: **THERON E. MULLINAX, JR.**, ATTORNEY AT LAW
MULLINAX LAW FIRM, P. O. Box 2648, Hendersonville, NC 28793

DEED PREPARATION ONLY - NO TITLE EXAMINATION PERFORMED

Parcel #: 113306 Deed Book 1263, Page 67, Henderson County Registry

Description for Index: (4.366 acres) 1601 Old Spartanburg Road, Hendersonville, NC 28792

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 2nd day of March, 2020, by and between

GRANTOR

GRANTEE

THELMA INEZ BRADLEY, Widow
As to a One-Half
(1/2) undivided interest AND
JAMES TRAVIS GORDON, Single
As to a One-Half (1/2) undivided interest

JEFF JUSTUS

1007 Shepherd Street
Hendersonville, NC 28792

303 South Church Street
Hendersonville, NC 28792

The designated Grantors and Grantees 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.

The property herein conveyed _____ does x does not include the primary residence of the Grantor.

WHEREAS, the below described real property was acquired by Thelma Inez Bradley and husband, Frank W. Bradley, owning a one-half (1/2) undivided interest; and James Travis Gordon, owning a one-half (1/2) undivided interest; by deed recorded in Deed Book 1263, Page 67 of the Henderson County Registry; and,

WHEREAS, FRANK W. BRADLEY died a resident of the State of North Carolina on May 8, 2008 and Thelma Inez Bradley became the owner by survivorship of a one-half (1/2) undivided interest by survivorship.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantees, the receipt of which is hereby

acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantees in fee simple, all that certain lot or parcel of land situated in **Hendersonville** Township, Henderson County, North Carolina and more particularly described as follows:

BEING all that property described on Exhibit A attached hereto and incorporated into this instrument as if fully set forth herein.

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

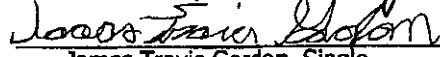
And the Grantor covenants with the Grantees, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

2020 Henderson County ad valorem property taxes

All rights of way, easements, reservations, restrictions and amendment to restrictions, if any, of public record of even date herewith.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.

 (SEAL)
Thelma Inez Bradley, Widow

 (SEAL)
James Travis Gordon, Single

STATE OF NORTH CAROLINA
COUNTY OF Henderson

I, Sylvia Maxwell, a Notary Public in and for the above County and State, do hereby certify that **THELMA INEZ BRADLEY, Widow, and JAMES TRAVIS GORDON, Single**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and seal, this the 2nd day of March, 2020.

My commission expires:
5-16-24


NOTARY PUBLIC

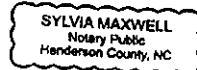


EXHIBIT A

Bradley/Gordon /Justus Description

BEGINNING at a new iron stake in the northern boundary of the right-of-way of U.S. Highway 176 (Spartanburg Highway) with said new iron stake being the southernmost corner of that property described in deed found in Deed Book 1263 at Page 67 in the office of the Registry for Henderson County, North Carolina, and said new iron stake is also the westernmost corner of the Gosnell tract found in Deed Book 754 at Page 445 of the records of the Henderson County Registry and moving thence from said beginning point along and with the approximate northern boundary of Highway 176, North 41 deg. 31 min. 13 sec. West 277.27 feet to a new iron stake near the intersection of Highway 176 with Shepherd Street (S.R. 1779); thence with the southern boundary of Shepherd Street, North 04 deg. 12 min. 29 sec. East 70.32 feet to an existing right-of-way corner monument; thence along and with the approximate southern boundary of the right-of-way of Shepherd Street, North 49 deg. 28 min. 17 sec. East 298.48 feet to an existing right-of-way monument; thence 18 courses as follows:

North 36 deg. 26 min. 34 sec. West 3.91 feet; North 54 deg. 03 min. 42 sec. East 100.27 feet; thence on an arc to the right in a northeasterly direction with the arc having a radius of 32.00 feet, an arc length of 39.15 feet, chord bearing and distance are North 88 deg. 55 min. 51 sec. East 36.75 feet; thence South 56 deg. 01 min. 10 sec. East 8.98 feet; South 47 deg. 32 min. 50 sec. East 52.49 feet; South 47 deg. 59 min. 59 sec. East 31.64 feet; South 48 deg. 39 min. 22 sec. East 28.15 feet; South 50 deg. 48 min. 40 sec. East 35.95 feet; South 52 deg. 48 min. 24 sec. East 45.25 feet; South 56 deg. 49 min. 07 sec. East 38.84 feet; South 59 deg. 10 min. 51 sec. East 43.08 feet; South 60 deg. 48 min. 07 sec. East 29.70 feet; South 61 deg. 49 min. 50 sec. East 18.24 feet; thence North 59 deg. 47 min. 59 sec. West 10.87 feet; North 53 deg. 58 min. 02 sec. West 49.64 feet; North 50 deg. 23 min. 49 sec. West 93.94 feet; thence South 48 deg. 28 min. 47 sec. West 3.88 feet and South 48 deg. 28 min. 47 sec. West 178.26 feet to the point and place of BEGINNING, and containing 4.366 acres more or less according to a survey for Jeff Justus by Stacy Kent Rhodes dated January 2, 2020 and being Job Number 19-095.

This conveyance is made and accepted subject to the rights-of-way of U. S. Highway 176 Shepherd Street and Old Spartanburg Highway as they extend to their full legal widths.

For legal reference see deed found in Deed Book 1263 at Page 67 of the Henderson County registry.

This conveyance is further subject to such other easements, restrictions, and rights-of-way of record, if any.