

033823

STATE OF
NORTH
CAROLINA



Real Estate
Excise Tax
= 50.00

129

Filed and recorded in the Register of Deeds Office for
Henderson County, N. C. this 12 day of May, 1981
at 12:10 o'clock P.M. in Book 601 at page 129

Rudolph H. Haug
Register of Deeds

By Gladys Simpson
Assess

50.00

Excise Tax

O.K.
E.V.

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. _____
Verified by _____ County on the _____ day of _____, 19____
by _____

Mail after recording to James C. Coleman, Attorney at Law
317 Washington Street, Suite 7, Hendersonville, NC 28739

This instrument was prepared by James C. Coleman, Attorney at Law

Brief description for the Index North Main Street

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 11th day of _____ May, 1981, by and between

GRANTOR

NAOMI HARTNETT and husband, E. E. HARTNETT

GRANTEE

RUDOLF H. HAUG and wife, VALERIE W. HAUG
432 North Main Street
Hendersonville, NC 28739

Enter in appropriate block for each party: name, 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 City of Hendersonville, Hendersonville Township, Henderson County, North Carolina and more particularly described as follows:

BEGINNING at a point in the western margin of Edwards Alley, said beginning point being the Northeasternmost corner of that property conveyed to E. E. Hartnett and wife, Naomi Hartnett from Star Theatres, Inc. by deed recorded in Deed Book 382 at Page 549, Henderson County Registry; thence from said beginning point and with the western margin of Edwards Alley, South 08 deg. 48 min. 43 sec. East 27.37 ft. to the middle of a wall; thence down and with the center of the wall, South 81 deg. 23 min. 37 sec. West 130.73 ft. (still in the middle of the wall) to a point in the eastern margin of Main Street; thence with the eastern margin of Main Street, North 08 deg. 06 min. 11 sec. West 27.37 ft. to the corner of a building, said corner being a joint corner between two walls, said corner also standing South 08 deg. 06 min. 11 sec. East 56.50 ft. from the intersection of the east margin of Main Street and the southern margin of Fifth Avenue West; thence with the wall of the building herein conveyed, North 81 deg. 23 min. 37 sec. East 130.37 ft. to the point and place of BEGINNING and containing .08 acres according to a survey thereof prepared by Jon Laughter, RLS, in May of 1981.

The above described property is a portion of that property conveyed to E. E. Hartnett and wife, Naomi Hartnett by deed recorded in Deed Book 382 at Page 549, Henderson County Registry, and it is agreed that the party wall running with the southern margin of the property conveyed shall be and remain a party wall, and the two owners agree to maintain the wall with each being responsible for their prorata share of the maintenance of the wall.

(Continued on Reverse Side)

There is also conveyed hereby a perpetual easement or right-of-way into and over that certain 20 ft. alley situated to the east of the above described premises leading from Fifth Avenue with the free right of ingress and egress at all times in and through said alley to the premises herein granted. This alley sometimes being known as Edwards Alley or Edwards Street.

The property hereinabove described was acquired by Grantor by instrument recorded in
Deed Book 428 at Page 115, Henderson County Registry.

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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

.....
(Corporate Name)

By:

..... President

ATTEST:

.....

..... Secretary (Corporate Seal)

USE BLACK INK ONLY

Naomi Hartnett (SEAL)
Naomi Hartnett

E. E. Hartnett (SEAL)
E. E. Hartnett

..... (SEAL)

..... (SEAL)



NORTH CAROLINA, Henderson County.

I, a Notary Public of the County and State aforesaid, certify that
Naomi Hartnett and husband, E. E. Hartnett Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 15th day of May, 1981.

My Commission Expires April 12, 1984
My commission expires: Beverly S. Hawkins Notary Public

SEAL-STAMP

NORTH CAROLINA, County.

I, a Notary Public of the County and State aforesaid, certify that

personally came before me this day and acknowledged that he is Secretary of

..... a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its

President, sealed with its corporate seal and attested by as its Secretary.

Witness my hand and official stamp or seal, this day of, 19.....

My commission expires: Notary Public

The foregoing Certificate(s) of
Beverly S. Hawkins

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.

Ruby H. Maxwell REGISTER OF DEEDS FOR *Henderson* COUNTY

By *Shady Simpson* Deputy Assistant - Register of Deeds