

Filed and recorded in the Register of Deeds Office for  
Henderson County, N.C. this 29 day of JULY, 20 02  
at 2:25 o'clock P M. in Book 1107 at page 27

Nedra W. Moler  
Register of Deeds  
by: Willa Blair, Deputy

\$ 24.00 PAID 7-29-02  
Henderson Co., N.C., Register of Deeds

Excise Tax \$24.00

Tax Lot No. \_\_\_\_\_ Parcel Identifier No. \_\_\_\_\_  
Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
by \_\_\_\_\_

Mail after recording to Veazey Law Firm, 210 N. Main St., Hendersonville, NC 28792  
This instrument was prepared by Lex H. Veazey

Brief Description for the Index Lot 3 of G.C. Richardson, Jr. Estate  
Property

## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this the \_\_\_\_\_ day of July, 2002, by and between

GRANTOR

PAMELA ANNE KARR, TRUSTEE under the Will of  
MARGARET CHAPMAN RICHARDSON HYSONG, also  
known as PEGGY C. HYSONG

GRANTEE

DANNY J. HUGGINS and wife,  
SARA T. HUGGINS  
(Mailing Address: PO Box 2554  
Hendersonville, NC 28793)

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 Township, Henderson County, North Carolina and more particularly described as follows:

BEING all of Lot 3 containing 0.463 acre, as shown on a map of the G.C. Richardson, Jr., Estate property prepared by Steven L. Waggoner, RLS, of record in Slide 818 in the Office of the Register of Deeds for Henderson County, North Carolina, reference to which is hereby made and incorporated herein for a more specific description.

BEING that property conveyed to Peggy C. Richardson in Deed Book 771 at Page 570, Henderson County Registry. Peggy C. Richardson, also known Margaret Chapman Richardson Hysong, died Testate on March 22, 1993. Her Will, filed in Henderson County, NC, Estate File 93-E-247, willed her estate to Pamela Anne Karr, as Trustee for her children.

PAK

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.

MARGARET CHAPMAN RICHARDSON HYSONG  
TRUST

By: \_\_\_\_\_

ATTEST:

(Corporate Seal)

By: Pamela Anne Karr, Trustee (SEAL)  
PAMELA ANNE KARR, TRUSTEE under the Will of  
MARGARET CHAPMAN RICHARDSON HYSONG,  
also known as PEGGY C. HYSONG

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

NORTH CAROLINA, Davie COUNTY.

I, a Notary Public of the County and State aforesaid, certify that PAMELA ANNE KARR, TRUSTEE under the Will of MARGARET CHAPMAN RICHARDSON HYSONG, also known as PEGGY C. HYSONG, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 24<sup>th</sup> day of July, 2002.

NOTARY STAMP/SEAL TO THE RIGHT OF THIS LOCATION  
(must be no closer than 1/2" of right margin)

My commission expires: Nov. 4, 2002

Gloria C. Caudle  
Notary Public



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/she 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 him/her as its \_\_\_\_\_ Secretary. Witness my hand and official stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

NOTARY STAMP/ SEAL TO THE RIGHT OF THIS LOCATION  
(must be no closer than 1/2" of right margin)

My commission expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

The foregoing Certificate of GLORIA C CAUDLE, NOTARY PUBLIC is ~~not~~ certified to be correct. This instrument and this certificate are duly registered at the date and in the Book and Page shown on the first page hereof.

Nedra W. Moles REGISTER OF DEEDS FOR Henderson COUNTY  
By Willa Blair, Deputy Deputy/Assistant Register of Deeds.