

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$0.00

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

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

This instrument was prepared by: JACK A. LYDA (Deed Prep Only; No Title Search Performed)

Brief description for the Index:

THIS DEED made this 8th day of November, 2021, by and between

| GRANTOR | GRANTEE |
|--|--|
| <p>JOHN D. HAMMOND and wife, BETTY J. HAMMOND and ELIZABETH JEAN HAMMOND HOLMSTEDT, A Widowed and Un-remarried Woman and LAURA JANE HAMMOND GARNETT, A Widowed and Un-remarried Woman</p> <p>Address: _____</p> | <p>JOHN HAMMOND, as Trustee of THE HAMMOND FAMILY TRUST</p> <p>Address: 8 Stoney Nob Drive Hendersonville, NC 28792</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 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:

BEING ALL OF THAT PROPERTY DESCRIBED IN THAT DEED RECORDED OCTOBER 31, 1960 IN BOOK 389, PAGE 93 IN THE HENDERSON COUNTY, NORTH CAROLINA REGISTER OF DEEDS OFFICE.

The property being transferred by this Deed does ____ or does not X 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 3375, page 492, Henderson County, North Carolina Register of Deeds Office.

A map showing the above-described property is recorded in Plat Slide _____, 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 2022, 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.

By: _____
Title: _____

By: _____
Title: _____

By: _____
Title: _____

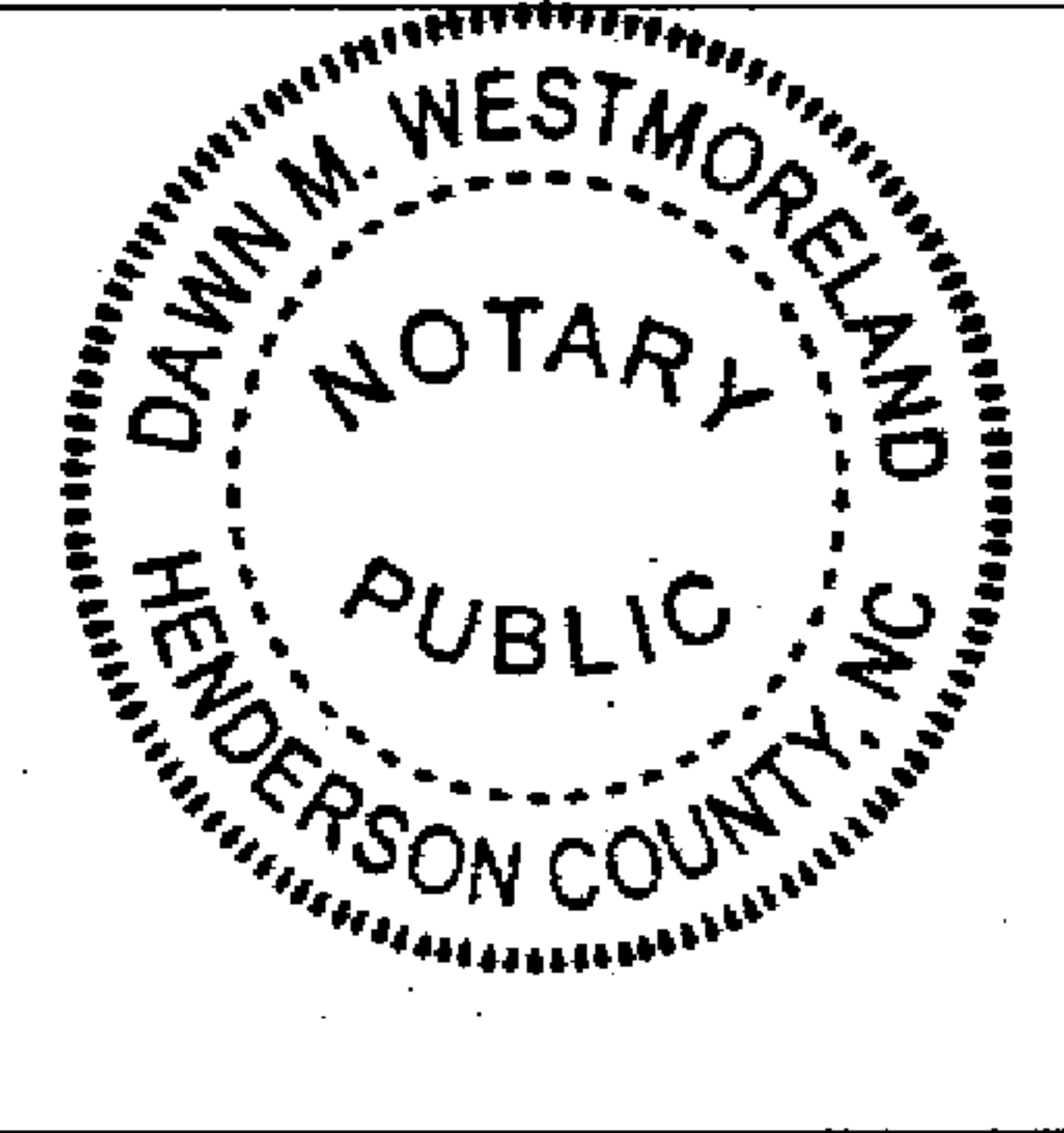
John D. Hammond (SEAL)
JOHN D. HAMMOND

Betty J. Hammond (SEAL)
BETTY J. HAMMOND

Elizabeth Jean Hammond Holmstedt
by John DeMerritt Hammond (SEAL)
ELIZABETH JEAN HAMMOND HOLMSTEDT by
And through her POA, JOHN DeMERRITT HAMMOND

Laura Jane Hammond Garnett
by John D. Hammond (SEAL)
LAURA JANE HAMMOND GARNETT by and through
Her AIF, JOHN D. HAMMOND

SEAL-STAMP



State of North Carolina – County of Henderson

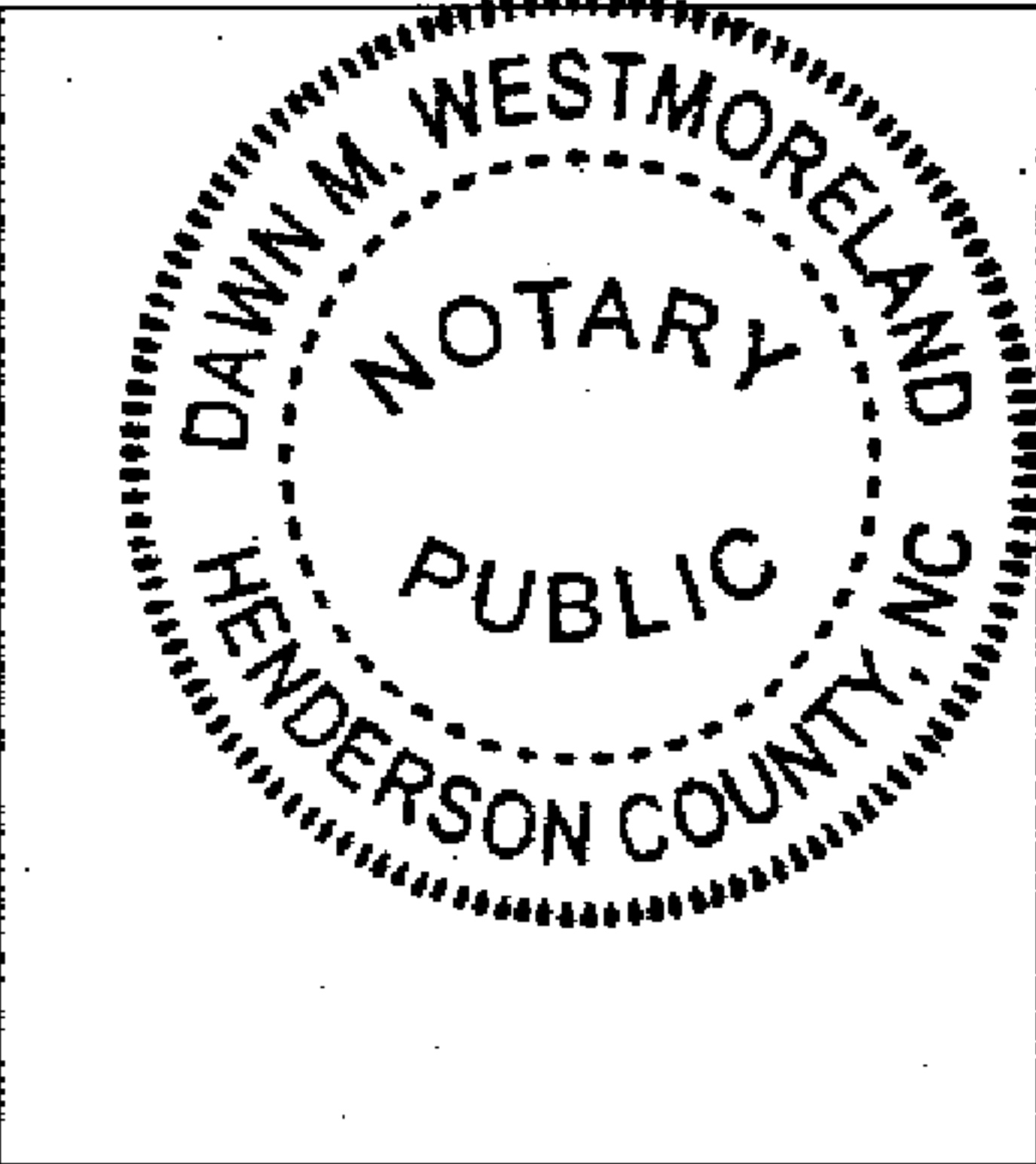
I, Dawn M. Westmoreland, the undersigned Notary Public of the County and State aforesaid, certify that **JOHN D. HAMMOND and BETTY J. HAMMOND**, Grantors, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 2nd day of November, 2021.

My Commission Expires:
10/02/2026

Dawn M Westmoreland
Notary Public

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 **JOHN DeMERRITT HAMMOND** Power of Attorney for **ELIZABETH JEAN HAMMOND HOLMSTEDT** personally appeared before me this day and being by me duly sworn, says that he executed the foregoing and annexed instrument for and on behalf of **ELIZABETH JEAN HAMMOND HOLMSTEDT**, and that his authority to execute and acknowledge this instrument is contained in an instrument duly executed, acknowledged and recorded, in the office of the Register of Deeds in the County of Henderson, State of North Carolina, on the 7th day of July, 2021 in Book 3743, Page 371 and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney
I do further certify that the said **JOHN DeMERRITT HAMMOND** acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said **ELIZABETH JEAN HAMMOND HOLMSTEDT**.

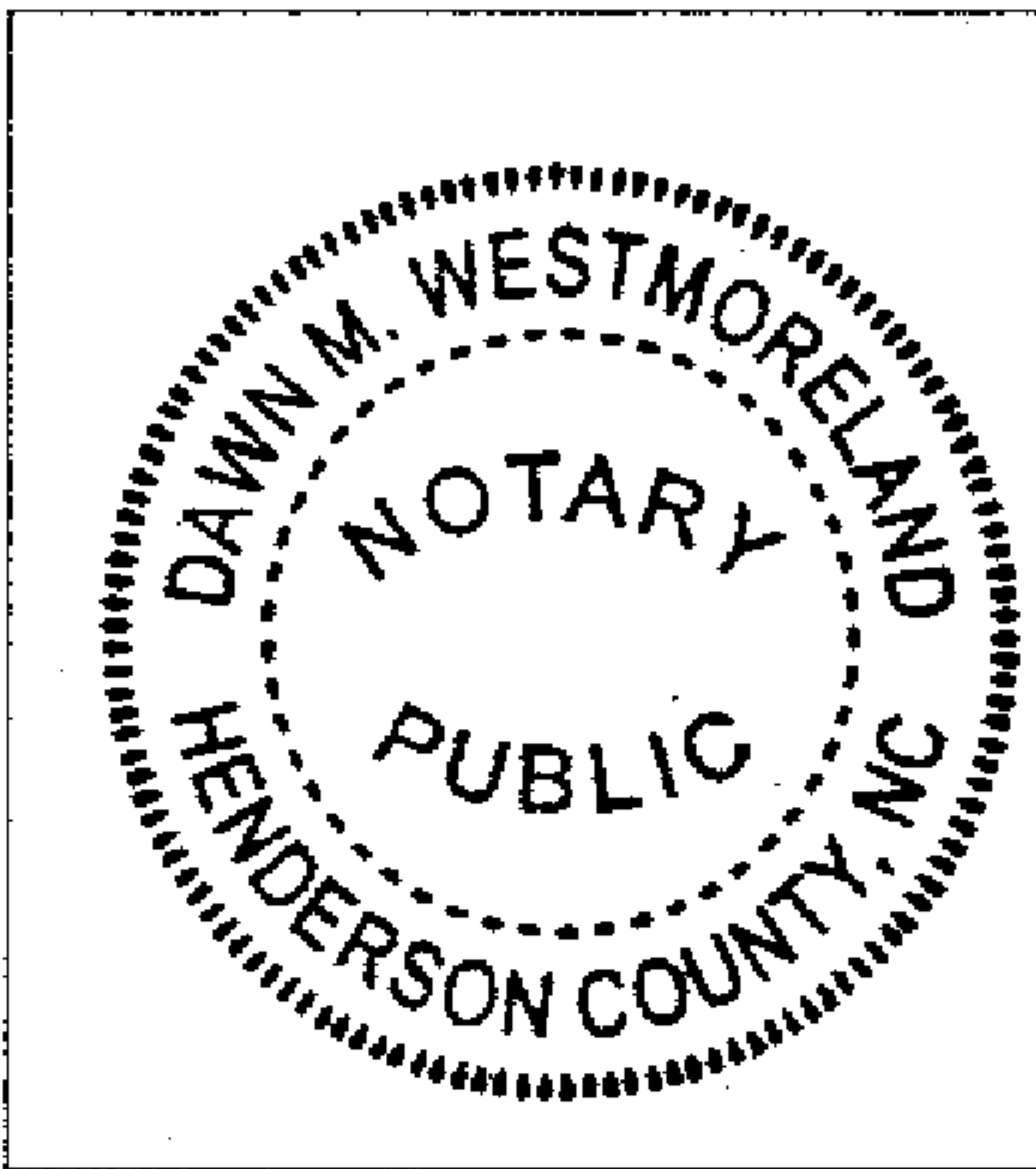
Witness my hand and Notarial stamp or seal this 2nd day of November, 2021.

My Commission Expires:
10/02/2026

Dawn M Westmoreland
Notary Public

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 **JOHN D. HAMMOND**, Attorney-In-Fact for **LAURA JANE HAMMOND GARNETT**, personally appeared before me this day and being by me duly sworn, says that he executed the foregoing and annexed instrument for and on behalf of **LAURA JANE HAMMOND GARNETT**, and that his authority to execute and acknowledge this instrument is contained in an instrument duly executed, acknowledged and recorded, in the office of the Register of Deeds in the County of Henderson, State of North Carolina, on the 7th day of July, 2021, in Book 3743, Page 370 and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney

I do further certify that the said **JOHN D. HAMMOND** acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said **LAURA JANE HAMMOND GARNETT**.

Witness my hand and Notarial stamp or seal this 2nd day of November, 2021.

My Commission Expires: 10/02/2026 Dawn M Westmoreland
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