

This document presented and filed:
07/21/2021 12:55:30 PM

SRS

WILLIAM LEE KING, Henderson COUNTY, NC
Transfer Tax: \$230.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise tax: \$230.00 (\$115,000.00)

Parcel Identifier No. 9579-48-2415

Mail after recording to: The Collie Law Firm, PLLC

This instrument was prepared by: Griffin & Schaefer, P.A. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds. No title examination performed by deed preparer.

THIS DEED is made this 19th day of July 2021, between

GRANTOR

GRANTEE

DEANA ROSS OWEN, Administrator of the
Estate of Jerry Wayne Owen and
DEANA ROSS OWEN, an unmarried
widow

JOHN HAMMOND and wife,
BETTY HAMMOND

Address: 447 Daniel Lane
Waynesville, NC 28786

Address: 8 Stoney Knob Drive
Hendersonville, NC 28792

If checked, this WAS a Grantor's Principal
Residence (otherwise ignore):

The designations Grantor and Grantee shall include the parties, their respective heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSES that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, does grant, bargain, sell and convey unto the Grantee in fee simple, all of that certain lot or parcel of land situated in the Hendersonville Township, Haywood County, North Carolina, more particularly described as follows:

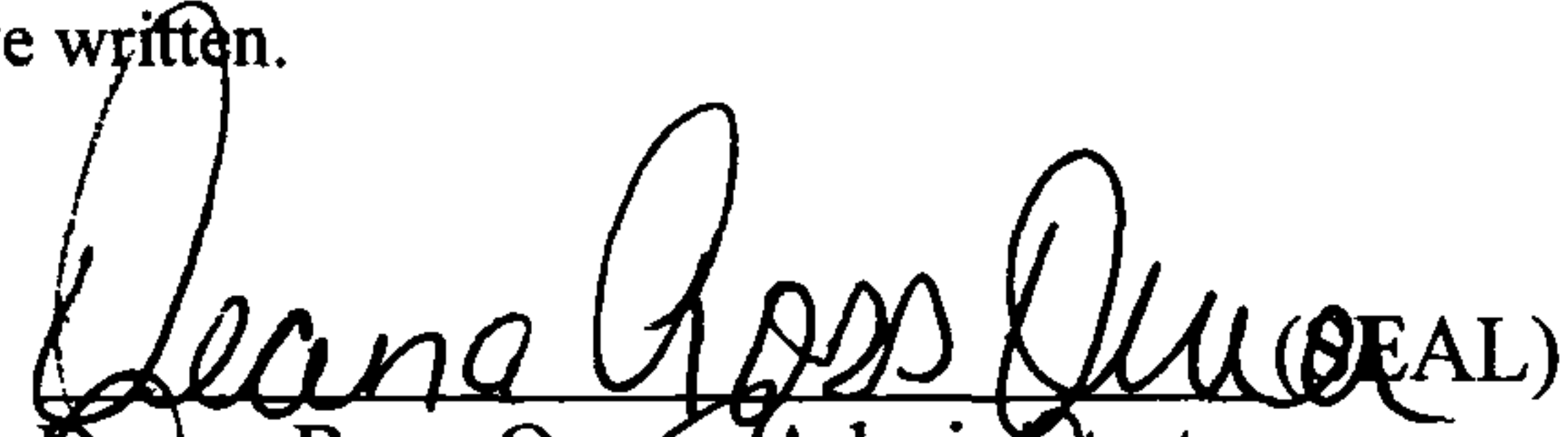
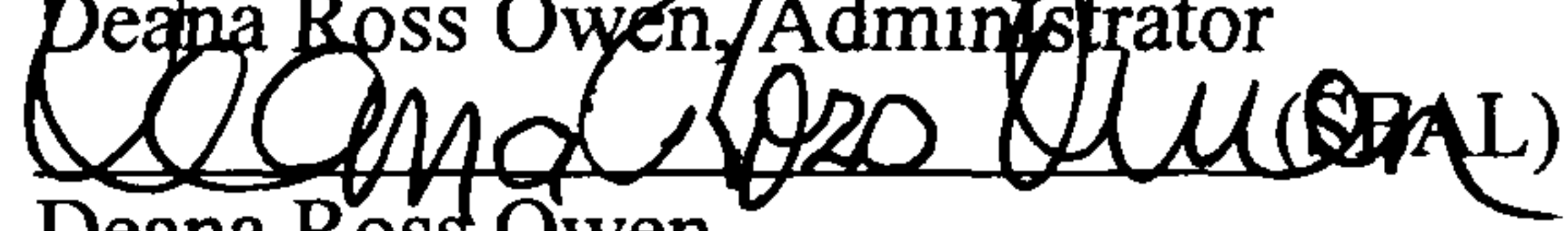
SEE ATTACHED EXHIBIT A INCORPORATED HEREIN FOR COMPLETE DESCRIPTION:

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:

Easements, restrictions, rights of way of record, and 2021 ad valorem taxes.

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.

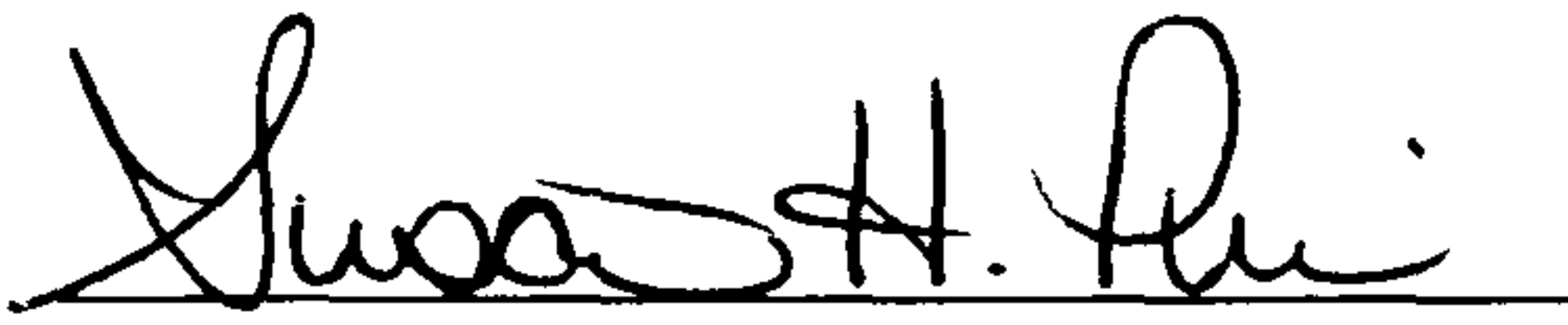
 (SEAL)
Deana Ross Owen, Administrator
 (SEAL)
Deana Ross Owen

SEAL-STAMP

Haywood County, State: North Carolina

SUSAN H. PURVIS
Notary Public, North Carolina
Haywood County
My Commission Expires
January 20, 2022

I certify that the following persons personally appeared before me this day, each acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Deana Ross Owen, Administrator of the Estate Jerry Wayne Owen and Deana Ross Owen, an unremarried widow.

7-19-2021
Date

Official Signature of Notary
Notary Public
Notary's printed or typed name:
SUSAN H. PURVIS

My commission expires: 01-20-2022

EXHIBIT A

**LYING AND BEING IN HENDERSONVILLE TOWNSHIP,
HENDERSON COUNTY, NORTH CAROLINA**

TRACT I:

BEGINNING at a stake in the Riley Stepp East line with a post oak marked as a pointer, said pointer standing South 80° East 4 feet from said stake and runs South 78° West 212 feet to a stake in East margin of road; thence with East margin of the said road, South 32° East 100 feet to a stake in the Stepp south line; thence South 84° East 142 feet to a stake in McKnight's line; thence North 6° East 196 feet to the point and place of **BEGINNING**, containing 1/2 acre more or less.

TRACT II:

BEGINNING at a stake on the east side of cross street which leads into Riley Stepp's residence, said stake being the northwest corner of Lot #15 as conveyed by Laurie A. Gossett and wife, Alma C. Gossett to Riley Stepp and running thence with the line of said lot, North 79° 30' East 254 feet to a stake in the old line, thence with said old line North 2° 30' East 57 feet to a stake, the northeast corner of the original tract; thence with the northern boundary line of said tract, North 84° 30' West 255 feet to an iron stake, the most northerly corner of said tract, thence South 7° East 91 feet to a stake, thence South 4° 30' West 38.7 feet to the point and place of **BEGINNING**, and **BEING** all of Lot #16 as shown on a Plat of Mt. View Subdivision on the Chimney Rock Road, recorded in Deed Book 310 at Page 619, Henderson County Registry.

TOGETHER WITH and SUBJECT TO easements, rights of way and all other such matters as shown on the above-referenced plat and further of record in the Henderson County Registry.

AND BEING that property conveyed to Jerry Wayne Owen, by deed recorded March 7, 2013, in Deed Book 1526, at Page 72, Henderson County Registry.

Deana Ross Owen acquired sole ownership of the subject property upon the passing of Jerry Wayne Owen on May 20, 2020 in Haywood County, North Carolina, by the laws of intestacy as evidenced by Estate File 21 E 750, Henderson County Clerk of Courts Office.