

BK 3569 PG 180 - 182 (3)

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Henderson County, North Carolina

William Lee King, Register of Deeds

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: 0.00

Parcel Identifier No. 9906617, 9909916, 9906618, 107764, 9961863 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

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

Mail/Box to: Jack Lyda

This instrument was prepared by: Jack Lyda, PLLC (title not examined by preparer, no closing services provided)

Brief description for the Index: 77 Upward Rd

THIS DEED made this 14<sup>th</sup> day of September, 2020, by and between

GRANTOR

GRANTEE

Spevines R. Jones Jr and  
Michael C. Jones

Michael C. Jones and  
Spevines R. Jones Jr.  
As Tenants in Common,  
each having a 1/2 undivided interest  
613 Crooked Creek Road  
Hendersonville, NC 28739

submitted electronically by "Jack Lyda PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Henderson County Register of Deeds.

Enter in appropriate block for each Grantor and Grantee: name, mailing 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.

WHEREAS, Spevines R. Jones Sr. dies April 16, 2010 in Henderson County NC; and

WHEREAS, Mary C. Jones died April 30, 2020 in Henderson County NC. Her will is recorded in Estate file 2020E831; and

WHEREAS, the last will and testament of Mary C. Jones conveyed the below described tracts to Michael C. Jones and Spevines R. Jones Jr. in equal shares..

NOW THEREFORE

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, parcel of land or condominium unit situated in the City of \_\_\_\_\_, \_\_\_\_\_ Township, Henderson County, North Carolina and more particularly described as follows:

**TRACT 1: BEING all of that property described in Deed Book 263 at Page 28 of the Henderson County Registry, reference to which is hereby made for a more complete description by metes and bounds.**

**Subject to and benefitted by any and all easement and rights of way of record pertaining to the subject property.**

**TRACT 2: BEING all of that property described in Deed Book 343 at Page 209 of the Henderson County Registry, reference to which is hereby made for a more complete description by metes and bounds.**

**Subject to and benefitted by any and all easement and rights of way of record pertaining to the subject property.**

**TRACT 3: BEING all of that property described in Deed Book 366 at Page 351 of the Henderson County Registry, reference to which is hereby made for a more complete description by metes and bounds.**

**Subject to and benefitted by any and all easement and rights of way of record pertaining to the subject property.**

**TRACT 4: BEING all of that property described in Deed Book 956 at Page 325 of the Henderson County Registry, reference to which is hereby made for a more complete description by metes and bounds.**

**Subject to and benefitted by any and all easement and rights of way of record pertaining to the subject property.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book \_\_\_\_\_ page \_\_\_\_\_.

All or a portion of the property herein conveyed \_\_\_ includes or  does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat book \_\_\_\_\_

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

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

Spevines R. Jones Jr (SEAL)  
Print/Type Name: Spevines R. Jones Jr

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

Michael C. Jones (SEAL)  
Print/Type Name: Michael C. Jones

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

\_\_\_\_\_  
Print/Type Name: \_\_\_\_\_ (SEAL)

Print/Type Name & Title: \_\_\_\_\_

DNW North  
State of ~~South~~ Carolina – County of Henderson

I, the undersigned Notary Public of the County and State aforesaid, certify that Spevines R. Jones and Michael C. Jones 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 19<sup>th</sup> day of September, 2020.

My Commission Expires: 10-02-2021  
(Affix Seal)

Dawn M Westmoreland  
Dawn M Westmoreland Notary Public  
Notary's Printed or Typed Name

