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Prepared by: Sharon B. Alexander
Deed Preparation Only

STATE OF NORTH CAROLINA

DEED OF RECOMBINATION

COUNTY OF HENDERSON

→ *PYM*
THIS DEED, made and entered into this 3rd day of March, 2021, by and between JOSEPH HARLEY TAYLOR and wife, LAURA SUZANNE TAYLOR, (herein referred to as the "party of the first part" and having a mailing address of 395 Old Sunset Hill Road; Hendersonville, NC 28792) and JOSEPH HARLEY TAYLOR and wife, LAURA SUZANNE TAYLOR, (the "party of the second part" and having a mailing address of 395 Old Sunset Hill Road; Hendersonville, NC 28792);

WHEREAS, the Joseph Harley Taylor is the owner of all of the property described herein below and identified by different real estate identification numbers within the tax records for Henderson County, North Carolina, as follows: 201879; 9926544 and 1012107;

WHEREAS, the party of the first part wishes to combine all of the property described herein below into one tax parcel and executes this Deed of Recombination for that purpose;

WHEREAS, the property described herein below was previously owned by Emanuel Taylor and Elizabeth Agatha Taylor as tenants by the entirety;

WHEREAS, Emanuel Taylor died on March 24, 2006;

WHEREAS, the property described herein below was owned by Elizabeth Agatha Taylor a/k/a Elizabeth G. Taylor a/k/a Elizabeth Guice Taylor a/k/a Agatha Elizabeth Guice Taylor at the time of her death on October 22, 2020;

WHEREAS, the Last Will and Testament of Elizabeth Agatha Taylor was admitted to probate on November 12, 2020, as reflected in File No. 20 E 1019 in the office of the Clerk of Superior Court for Henderson County, North Carolina; and

WHEREAS, the party of the first part wishes to hold said property as tenants by the entirety and executes this deed also for that purpose.

WITNESSETH:

The said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and Other Valuable Consideration to them in hand paid by the said party of the second part, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does bargain, sell, and convey in fee simple unto said party of the second part, their heirs and assigns, certain tracts or parcels of land to be recombined as one parcel, lying and being in Blue Ridge Township, Henderson County, North Carolina, more particularly described as follows:

PARCEL ONE

BEGINNING at a stake in the J.D. Searcy line, the northeast corner of Tract #4 of the J. B. Guice division, as surveyed and platted by G. W. Justice, Surveyor, July 3, 1935, and running thence with the Searcy line North 82 deg East (v.1 ½ deg.) 35-3/4 poles to Searcy's corner in the John D. Corn old line; thence with said Corn line South 5 Deg. West 43 ½ poles to a stake, the northeast corner of Tract #6 of said division; thence with the northern boundary line of Tract #6, and which said line is described in a deed dated July 12, 1935 from the said J. B. Guice and wife Nettie Guice, to Ralph Guice, North 83 ½ deg West 32-3/4 poles to a stake, the northwest corner of Tract #6; thence with the line of Tract #6, South 29 Deg West 18 poles to a stake, corner of Tract #4; thence with the line of Tract #4, South 62 deg. West 8 poles to a stake; thence still with the line of said Tract South 76 ½ deg. West 11 poles to a white oak; thence still with the line of Tract #4, 25 1/4 deg East 63-1/5 Poles to the Beginning; containing 11.75 acres more or less, and being Tract #5 of said division, and being the same property conveyed from T. F. Orr and wife, Milda Orr to Ralph E. Guice and wife, Velma S. Guice, recorded in Book 267, page 114.

And excepting and reserving as a right of way for the benefit of Tracts 4, 5, 5-A, and 6 of said division a strip of land 16 feet wide extending from the public road above mentioned Northward along the Western boundary lines of Tracts 5-A and 6, to the point where the above call "North 62 deg, East 8 poles to a stake intersects with the Western boundary line of Lot #6, which right of way is granted in deed from J. B. Guice and wife, Nettie Guice, to Mary Guice, July 12, 1935, and recorded in Deed Book 215, page 151, Records of Deeds for Henderson County, North Carolina.

ALSO BEING all of that real property described in deed of record in Deed Book 364, Page 239 in the office of the Register of Deeds for Henderson County, North Carolina.

PARCEL TWO

BEGINNING at a post oak, the northeast corner of the division of the John D. Searcy Estate, as will be shown by reference to plat recorded in Plat Book 5, at page 63, in the office of the Register of Deed for Henderson County, North Carolina, and runs thence South 79 deg West 445 feet to a stone; thence South 76 deg. 45 min West 457 feet to an iron pin; thence a new line, South 5 deg. 30 min. East 153 feet to an iron pin; thence North 83 deg. 30 min East, partly along the north line of property previously owned by Harley Manuel Taylor, et ux, 816.5 feet to a stake; thence North 5 deg East 231 feet to the point of BEGINNING, and containing 3.5 acres, and being a portion of the Robert G. Searcy tract labeled "6-F" on the above mentioned plat.

ALSO BEING all of that real property described in deed of record in Deed Book 379, Page 355 in the office of the Register of Deeds for Henderson County, North Carolina.

PARCEL THREE

BEGINNING at a stone, Southwest corner of the Logan Cagle Heirs tract in the H. M. Russ line; and running thence with the Russ line North 86 deg. 30 min. West 57 poles to a stake, Russ' corner of the South margin of the J. B. Guice private road; thence North 29 deg. East 19.5 poles to a Pine; thence same course 40 poles to at stake; thence South 75 poles 30 min. East 33.3 poles to a stake in the Triblett line; thence with said Triblett line and continuing with the said Logan Cagle Heirs line South 5 deg. 15 min. West 47.3 poles to the BEGINNING, containing 14.33 acres, more or less, and being a part of the J. B. Guice Home Place originally conveyed to him by Margaret Guice, by deed now of record in Henderson County as recorded in Deed Book 210, page 236.

ALSO including a tract of land consisting of approximately .47 acres as recorded in Deed Book 213, page 12, reference to same being made hereby for a more complete and accurate description.

ALSO BEING all of that real property described in deed of record in Deed Book 690, Page 695 in the office of the Register of Deeds for Henderson County, North Carolina.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all privileges and appurtenances thereunto belonging, to the said party of the second part, their heirs, successors and assigns in fee simple forever.

AND the party of the first part covenants with the party of the second part that the party of the first part has done nothing to impair such title as the party of the first part received, and the party of the first part will warrant and defend the title against the lawful claims of all persons claiming by, under or through the party of the first part, except this conveyance is made subject to the rights-of-way for Old Sunset Hill Road and Nettie Way to their full legal widths, deeds of trust, restrictions and utility easements of record and 2021 ad valorem taxes.

The real property conveyed herein does not include the primary residence of the party of the first part.

IN TESTIMONY WHEREOF, the party of the first part has hereunto set their hands and seals, the day and year first above written.

Joseph Harley Taylor (SEAL)
JOSEPH HARLEY TAYLOR

Laura Suzanne Taylor (SEAL)
LAURA SUZANNE TAYLOR

STATE OF NORTH CAROLINA
COUNTY OF HENDERSON

I, a Notary Public of the County and State aforesaid, certify that JOSEPH HARLEY TAYLOR and wife, LAURA SUZANNE TAYLOR, personally appeared before me this day and acknowledged the voluntary execution of the foregoing instrument for the purpose stated therein. Witness my hand and official stamp or seal, this 3rd day of March, 2021.

Sylvia McAdam
Notary Public

My commission expires: 9-17-2025

