



This document presented and filed:
04/26/2013 02:32:43 PM



NEDRA W. MOLES, Henderson COUNTY, NC
Transfer Tax: \$728.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 728.00
Parcel Identifier No. 0114103 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: The Collie Law Firm, 151 Four Seasons Mall, Hendersonville, NC 28792

This instrument was prepared by: The Collie Law Firm, 151 Four Seasons Mall, Hendersonville, NC 28792

Brief description for the Index: _____

THIS DEED made this 26th day of April, 2013 by and between

GRANTOR	GRANTEE
Rebecca A. Andersen a/k/a Rebecca J. Andersen, unmarried 925 Franklin Street Columbus, IN 47201	Robert T. Duffey and wife, Elizabeth W. Duffey 1521 Kensington Rd. Hendersonville, NC 28791

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.

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

See attached, Exhibit A", incorporated herein by reference.

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 X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book _____ B _____ page 41-A _____.

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: SUBJECT TO county ad valorem taxes for the current tax year, and subsequent years, which are a lien on the subject property and to restrictions, easements, rights of way and any other such matters of record.

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

_____	<u>Rebecca A. Andersen</u> (SEAL)
(Entity Name)	Print/Type Name: <u>Rebecca A. Andersen</u>
By: _____	_____ (SEAL)
Print/Type Name & Title: _____	Print/Type Name: _____
By: _____	_____ (SEAL)
Print/Type Name & Title: _____	Print/Type Name: _____
By: _____	_____ (SEAL)
Print/Type Name & Title: _____	Print/Type Name: _____

State of North Carolina - County or City of Henderson

I, the undersigned Notary Public of the County or City of Polk and State aforesaid, certify that _____
Rebecca A. Andersen a/k/a Rebecca J. Andersen, unmarried 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 26th day of April, 2013.

My Commission Expires: August 22, 2016
(Affix Seal)

Terry H. Smith
Terry H. Smith Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____
_____ personally came before me this day and acknowledged that he is the
_____ of _____, a North Carolina or _____
corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority
duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness
my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____
_____.
Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

EXHIBIT A

Lying and being in Hendersonville Township, Henderson County, North Carolina

BEING all of Lots 70 and 106, Druid Hills Subdivision, as shown on a plat of record in the Henderson County Register of Deeds Office at Plat Cabinet B, Slide 41-A, reference to which being hereby made for a more particular description.

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 the same property as conveyed to Rebecca A. Andersen, by deed recorded on 16 November, 2007, in Deed Book 13471, at Page 379, Henderson County Registry.