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Fee: \$26.00

Henderson County, North Carolina

William Lee King, Register of Deeds

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$500.00

RETURN TO: → Phillip R. Feagan, a North Carolina Licensed Attorney
Feagan Law Firm, PLLC
P.O. Box 309 - Columbus, NC 28722

Prepared By: William M. Alexander, Jr., a North Carolina Licensed Attorney
Law Offices of William M. Alexander, Jr., PLLC
559 North Justice Street - Hendersonville, NC 28739

Description for Index: MT ROYAL S/D 2L#31-32 REID #9905046
& MT ROYAL S/D 2L#29-30 REID #9905045

THIS DEED made this 4th day of **May, 2023** by and between

GRANTOR:

GRANTEE:

JENNIFER E. V. WENTWORTH,
(fka Jennifer Vanselow)
owning a 30% undivided interest,
(and husband, Brendan C. Wentworth); and
JULIA BRYSON RAY, a single woman; and
owning a 40% undivided interest
RUSSELL V. JORDAN, a single man,
owning a 30% undivided interest
162 Chestnut Creek Road
Candler, NC 28715

PATSY E. STEWART

241-C Lake Club Circle
Hendersonville, NC 28792

This instrument was prepared by William M. Alexander, Jr., a licensed North Carolina attorney, without review or examination of title to the herein described property. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Notice pursuant to North Carolina General Statute §105-317-2: The property herein described DOES NOT include the primary residence of the Grantor.

WHEREAS, the property herein conveyed was acquired by Harry B. Bryson and wife, Louise Few Bryson (aka Louise F. Bryson) by those certain deeds recorded in Deed Book 365 at Page 525 and Deed Book 402 at Page 303 of the Henderson County Registry; and

WHEREAS, Louise Few Bryson died a resident of Henderson County, North Carolina on February 26, 1989; and

WHEREAS, Harry B. Bryson as the surviving spouse of Louise Few Bryson, inherited fee simple title in this property by survivorship arising from the former tenancy by the entireties; and

WHEREAS, Harry B. Bryson, died testate a resident of Buncombe County, NC on January 1, 2014; and

WHEREAS, the Last Will and Testament of Harry Bittner Bryson (aka Harry B. Bryson), recorded in Henderson County File Number 2022-E-1062, bequeathed and devised the real property herein conveyed to Julia Bryson Ray - 40%; Elizabeth Jordan - 30%; and Jennifer Vanselow (nka Jennifer E.V. Wentworth) - 30%; and

WHEREAS, Elizabeth (Bryson) Jordan died testate a resident of Henderson County, NC on March 30, 2019, and Paragraph Four of her Last Will and Testament, filed in Henderson County File Number 19-E-387 bequeathed and devised the real property described below to Russell Vincent Jordan (aka Russell V. Jordan); and

WHEREAS, Brendan C. Wentworth as husband of Jennifer E.V. Wentworth does hereby join in this deed solely for the purpose of conveying his marital interest.

NOW THEREFORE THIS INDENTURE

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

BEING ALL THAT PROPERTY DESCRIBED ON "EXHIBIT A" ATTACHED HERETO, WHICH EXHIBIT IS INCORPORATED INTO THIS INSTRUMENT AS IF FULLY SET FORTH HEREIN

CONVEYED TOGETHER WITH AND SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS, RESTRICTIONS, and AMENDMENTS TO RESTRICTIONS, if any, of public record of even date herewith.

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:

All ad valorem property taxes for the year 2023, and all subsequent years.

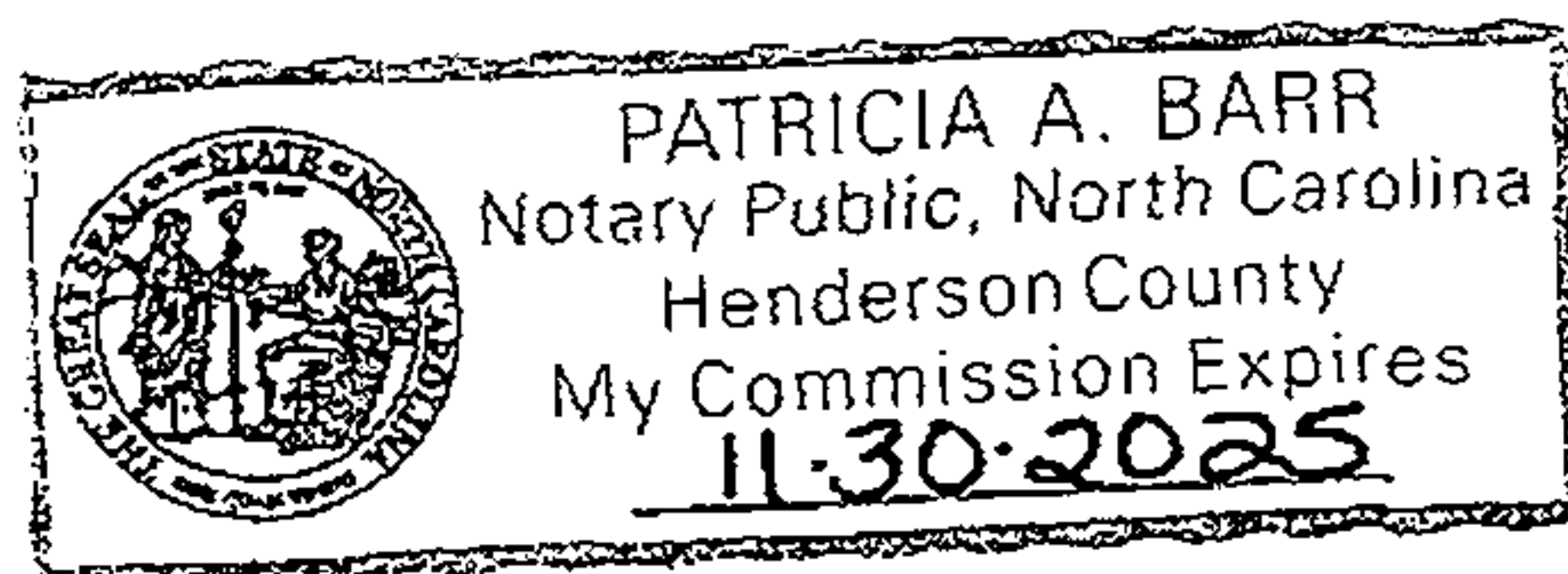
THIS CONVEYANCE is made together with and subject to zoning restrictions, restrictive covenants, rights-of-way and easements for streets, roads and utilities, reservations, restrictions and amendments to restrictions, if any, of public record of even date herewith.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, the day and year first above written.

Julia B. Ray by Jennifer E. V. Wentworth a. P.O. A.
JULIA BRYSON RAY (SEAL)

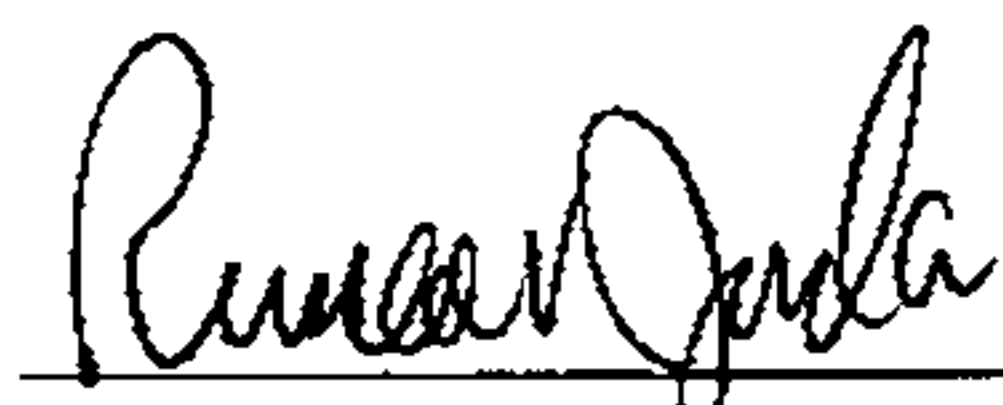
STATE OF NORTH CAROLINA, COUNTY OF HENDERSON

I do hereby certify that Jennifer E.V. Wentworth (aka Jennifer Erin Vanselow Ray, as Attorney-in-Fact for Julia Bryson Ray personally appeared before me this day and being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of the said Julia Bryson Ray, and that her authority to execute and acknowledge said instrument is contained in that Power of Attorney dated January 5, 2017, which Power of Attorney is duly executed, acknowledged and recorded in the Office of Register of Deeds in the County of Buncomb, State of North Carolina, on the 5th day of January, 2017 in Book 5508 at Pages 1303-1305, and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney. I do further certify that the said Jennifer E.V. Wentworth acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Julia Bryson Ray.



WITNESS my hand and notarial seal this the 4th day of May, 2023.

Patricia A. Barr Notary Public

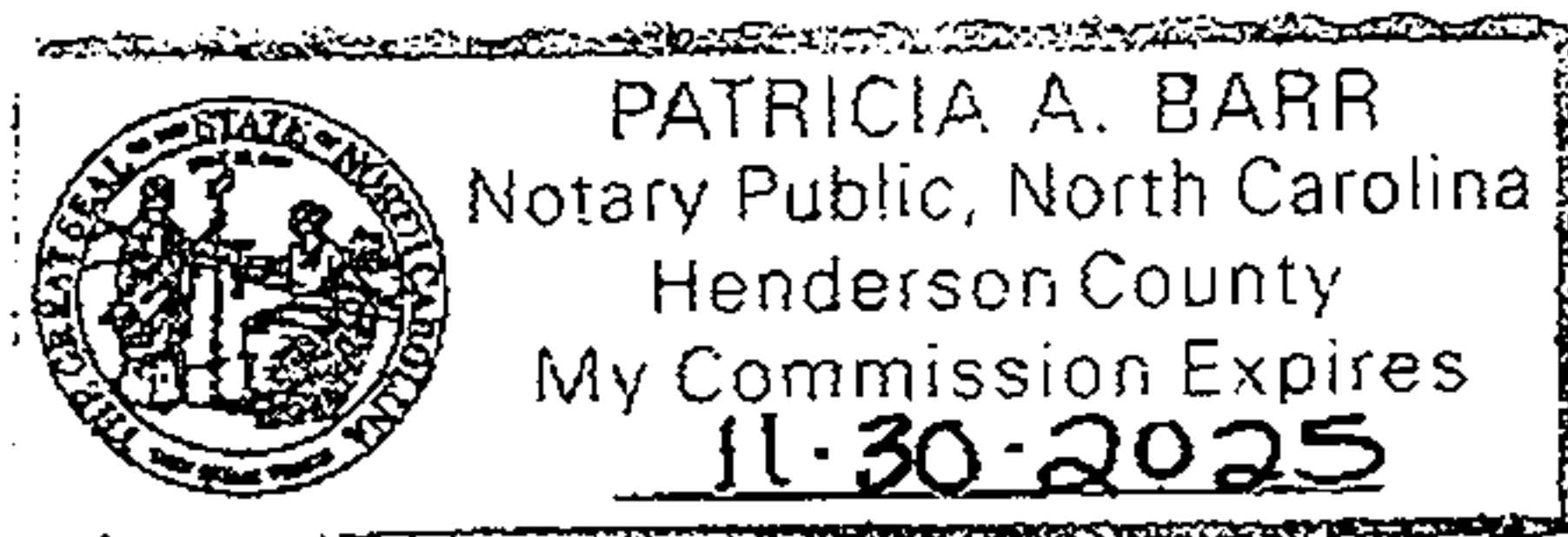


(SEAL)

RUSSELL V. JORDAN

STATE OF NORTH CAROLINA, COUNTY OF HENDERSON

I do hereby certify that RUSSELL V. JORDAN, personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.



WITNESS my hand and notarial seal this the 4th day of May, 2023.



Notary Public



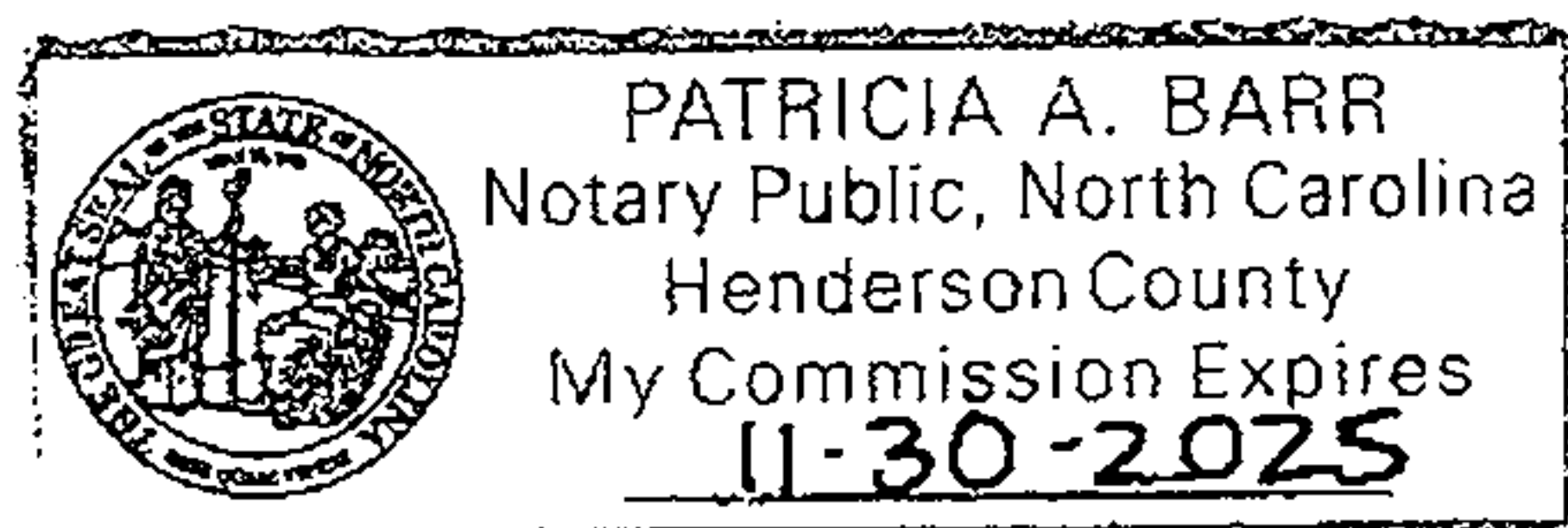
(SEAL)

JENNIFER E. V. WENTWORTH

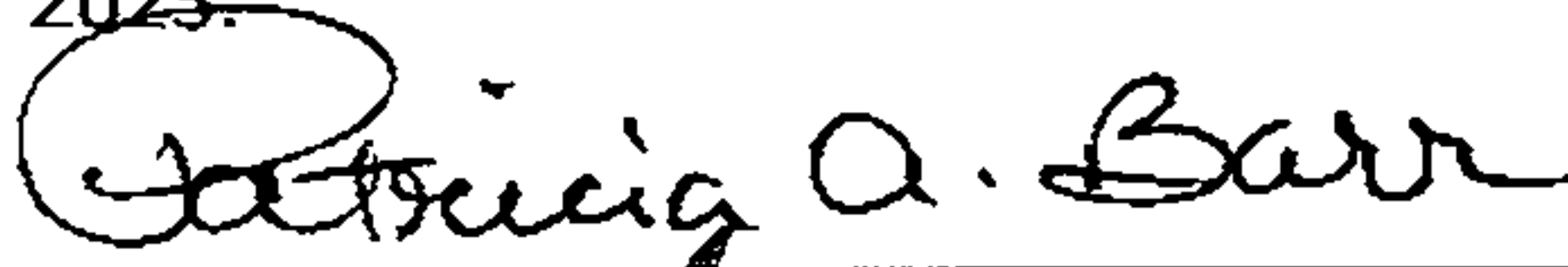
(fka Jennifer Vanselow)

STATE OF NORTH CAROLINA, COUNTY OF HENDERSON

I do hereby certify that JENNIFER E. V. WENTWORTH (fka Jennifer Vanselow), personally appeared before me this day, acknowledging to me that she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.



WITNESS my hand and notarial seal this the 4th day of May, 2023.



Notary Public

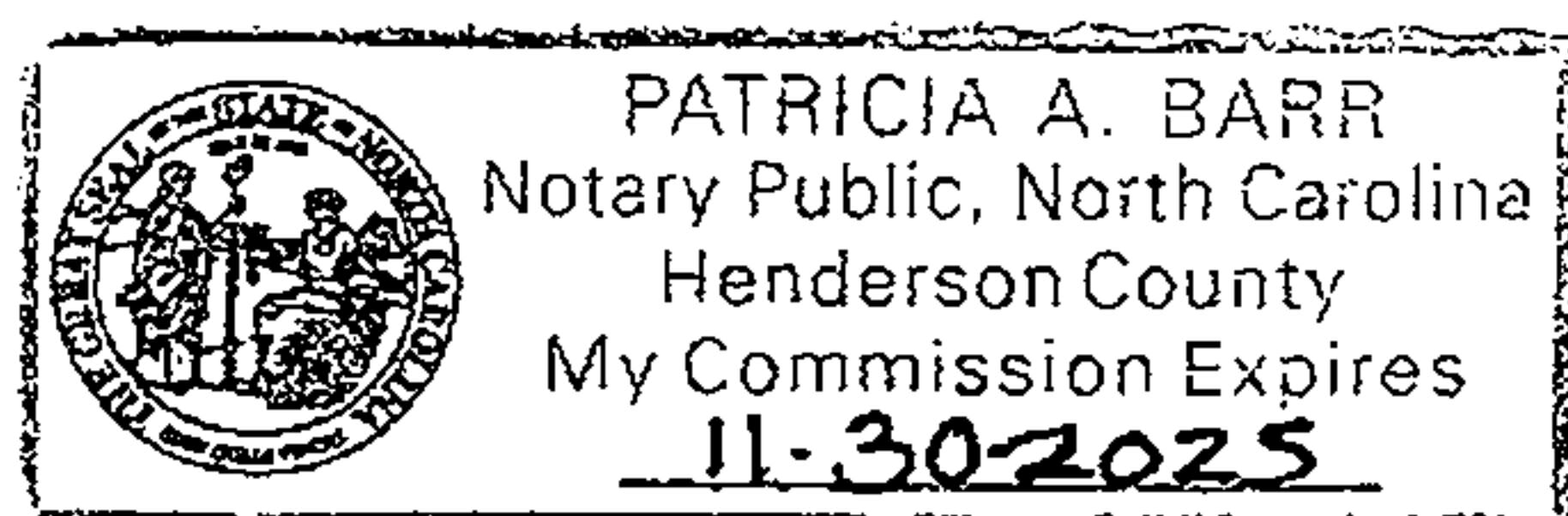


(SEAL)

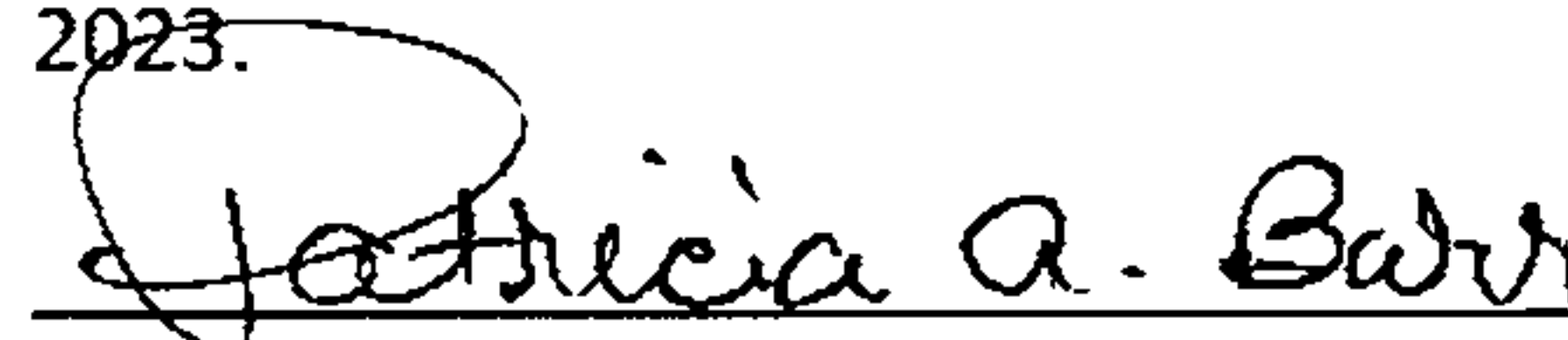
BRENDAN C. WENTWORTH

STATE OF NORTH CAROLINA, COUNTY OF HENDERSON

I do hereby certify that BRENDAN C. WENTWORTH, personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.



WITNESS my hand and notarial seal this the 4th day of May, 2023.



Notary Public

EXHIBIT "A"

TRACT ONE: REID #9905046:

Being Lots 31 and 32 of Mt. Royal Subdivision as shown on plat recorded in Plat Book 1, Page 91, (now Plat Book B, Page 46A) in the office of the Register of Deeds for Henderson County; and being more particularly described as follows: BEGINNING at a stake in the N. margin of Ridgecrest Place, S.W. corner of Lot No 33, said stake standing N 50 deg. 10' W 152 ½ feet from the point of intersection of the W. margin of Crescent Avenue with the N. margin of Ridgecrest Place; and running thence with said N. margin of Ridgecrest Place N. 50 deg. 10' West 100 feet to a stake in said margin of said Ridgecrest Place, the same being the S.E. corner of Lot No. 30 and running thence with the eastern line of Lot 30 N. 39 deg. 50' East 159.57 feet to a stake in the S. margin of Laurel Lane; the same being the northeast corner of Lot 30; thence with said S. margin of Laurel Lane S. 42 deg. 50' East 100.82 feet to a stake in said margin of Laurel Lane the same being the N.W. corner of Lot No. 33; thence with the western line of Lot 33 S. 39 deg. 50' W. 146.7 feet to the place of BEGINNING.

The above described Tract One is the identical property conveyed by Bess Hodges Few, widow to Harry B. Bryson and wife, Louise Few Bryson by deed dated, January 29, 1958, recorded in Deed Book 365, Page 525, Henderson County Registry.

TRACT TWO: REID #9905045:

Being Lots 29 and 30 of Mount Royal Subdivision as shown on plat recorded in Plat Book 1, Page 91, (now Plat Book B, Page 46A) in the office of the Register of Deeds for Henderson County; and being more particularly described as follows: BEGINNING at a stake in the northeast margin of Ridgecrest Place, the extreme western corner of Lot #31, said stake standing North 50 deg. 10 min. West 252.5 feet from the intersection of the said margin of Ridgecrest Place with the northwest margin of Crescent Avenue; and running thence with the line of Lot #31, North 39 deg. 50 min. East 159.57 feet to a stake in the southwest margin of Laurel Lane; thence with the said margin of Laurel Lane North 42 deg. 50 min. West 82.41 feet to a stake; thence still with the said margin of Laurel Lane, North 62 deg. 22 min. West 19.6 feet to the corner of Lot #28; thence with the line of Lot #28 South 39 deg. 50 min. West 140 feet to the northeast margin of Ridgecrest Place; thence with the said margin of Ridgecrest Place and following the curve thereof in a southerly direction 64 feet more or less to the corner of Lot #30; thence still with the said margin of Ridgecrest Place South 50 deg. 10 min. East 50 feet to the point of BEGINNING.

The above described Tract Two is the identical property conveyed by Clarence H. Goode and wife, Carol B. Goode to Harry B. Bryson and wife, Louise F. Bryson by deed dated, April 28, 1962, recorded in Deed Book 402, Page 303, Henderson County Registry.