



This document presented and filed:
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WILLIAM LEE KING, Henderson COUNTY, NC
Transfer Tax: \$60.00

Excise Tax \$60.00

Return to: City Box

This instrument was prepared by Samuel H. Fritschner

Brief Description for the index

Tract Clear Creek Rd

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made 6th day of July 2020, by and between

GRANTOR

Joelle Kelly (aka Joelle Orr, aka Joelle Orr Albea) and husband
John Kelly

GRANTEE

The CITY OF HENDERSONVILLE, A North Carolina
Municipal Corporation
160 6th Ave. E, Hendersonville, NC, 28792 *B*

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 those two certain lots or parcels of land situated in Hendersonville Township, Henderson County, North Carolina and more particularly described as follows:

See attached exhibit '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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Subject to Henderson County Ad Valorem taxes. Subject to Restrictions and Easements of Record. Subject to rights of way of record.
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Joelle Kelly (SEAL)
Joelle Kelly a.k.a. Joelle Orr a.k.a. Joelle Orr Albea
John Kelly (SEAL)
John Kelly

STATE OF NORTH CAROLINA
COUNTY OF HENDERSON

I, Sherri L. Brewer, a Notary Public of Henderson County, North Carolina, certify that Joelle Kelly (aka Joelle Orr aka Joelle Orr Albea) and John Kelly came before me this day and acknowledged the due execution of the foregoing instrument for the purpose therein expressed. Witness my hand and Notarial stamp or seal, this the 6th day of July, 2020.

Sherri L. Brewer
Notary Public

My commission expires: 11-14-2024



BEGINNING at a point at the intersection of the center of Clear Creek with the center of the right of way of Clear Creek Road (SR 1603) at the northeast corner of that property conveyed to Robert d. Williams in Deed Book 648 at Page 683, Henderson County Registry; thence with the center of the right of way for Clear Creek Road, South 15 deg 17 min 09 sec East 230.00 feet to a point; thence leaving the center of the right of way for Clear Creek Road and running South 76 deg 02 min 48 sec West 1.23 feet to an iron pin; thence South 76 deg 02 min 48 sec West 327.26 feet to an iron pin; thence North 29 deg 45 min 50 sec West 181.35 feet to an iron pin; thence North 29 deg 45 min 50 sec West 33.13 feet to a point in the center of Clear Creek; thence with the center of Clear Creek and a portion of the southern edge of that property conveyed to Curtis Andre Holbert in Deed Book 897 at Page 729, the following three courses and distances: North 85 deg 21 min 34 sec East 91.56 feet, North 71 deg 22 min 41 sec East 182.25 feet, and North 64 deg 48 min 42 sec East 120.89 feet to the point and place of BEGINNING, and containing 1.71 acres, more or less, as shown on that survey by Laughter, Austin and Associates, P.A., entitled "Map of Survey made for R. D. Williams", dated November 1, 2000, revised on November 21, 2000, and being Job No 00-049.

ALSO BEING that property conveyed to Joelle Orr by deed recorded in deed Book 1480 at Page 196 in the Office of the Register of Deeds for Henderson County, North Carolina.