



This document presented and filed:
01/10/2023 01:16:03 PM

WILLIAM LEE KING, Henderson COUNTY, NC
Transfer Tax: \$667.00

→ PMA

Doc Stamps \$667.00

Prepared by: B.B. Massagee III
Deed Prep'n Only

This instrument is prepared by B. B. Massagee, III, a licensed North Carolina attorney. Delinquent taxes, if any are to be paid by the closing attorney to the County Tax Collector upon disbursement of closing proceeds.

STATE OF NORTH CAROLINA

GENERAL WARRANTY DEED

COUNTY OF HENDERSON

THIS DEED is made and entered into this 6th day of January, 2023, by and between Richard Latt Thomas (also known as Richard L. Thomas) and wife, Sherry Baldwin Thomas (herein collectively referred to as the "party of the first part" and having a mailing address of 2511 Little River Road, Hendersonville, N.C. 28739) and Mary Thomas Vjeira (the "party of the second part" and having a mailing address of P.O. Box 1463
Hendersonville, NC 28793);

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, her heirs and assigns, a one-third (1/3rd) undivided interest in and to certain real property lying and being in Hendersonville Township, Henderson County, North Carolina, more particularly described as follows:

Being all of that real property conveyed to Royce P. Thomas by Mae Belle Huggins by deed recorded August 7, 1974 in Deed Book 522, Page 639, Henderson County Registry, less and except [1] the property conveyed to Susan K. Fazio by those deeds recorded in Deed Book 932, Page 376 and Deed Book 932, Page 378, and [2] the Tract One and Tract Two conveyed to LKLG Corporation by deed recorded in Deed Book 1062, Page 56, Henderson County Registry, reference to which deeds is hereby made for more complete description.

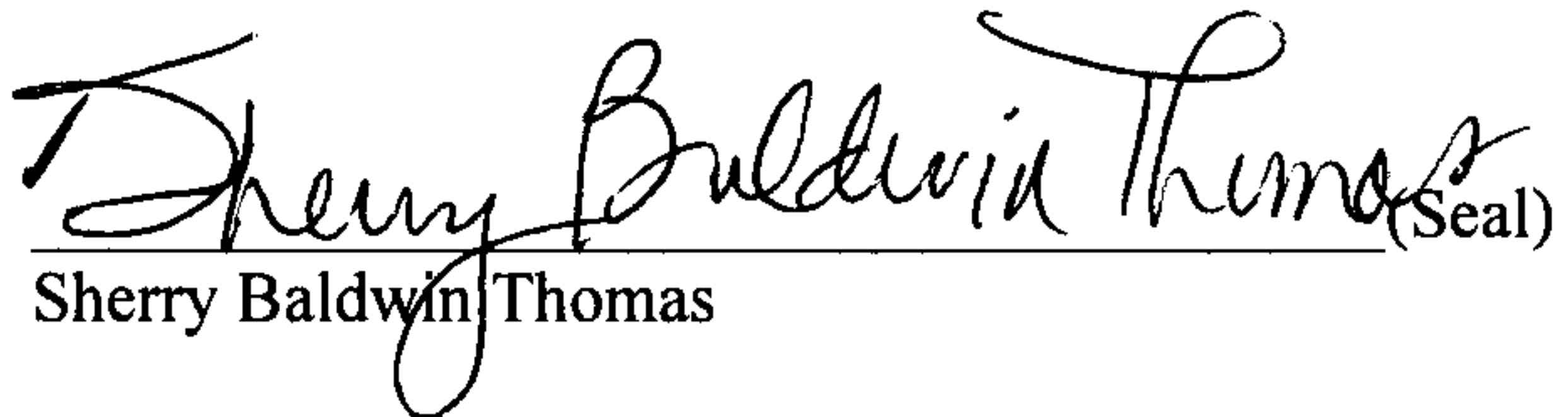
TO HAVE AND TO HOLD the aforesaid real property, together with all privileges and appurtenances thereunto belonging, to the said party of the second part, her heirs and assigns, in fee simple forever.

And said party of the first part does covenant that the party of the first part is seized of the said one-third undivided interest in said real property in fee simple and have the right to convey the same in fee simple, that title to same is marketable and free and clear of all encumbrances, and that they will warrant and defend the title herein conveyed against the lawful claims of all persons whomsoever. This conveyance and these warranties are made subject to utility easements of record, to the existing lease agreements for the Huggins Building, to the party wall agreement of record for the Huggins Building, and to 2023 Henderson County and City of Hendersonville ad valorem property taxes.

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

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

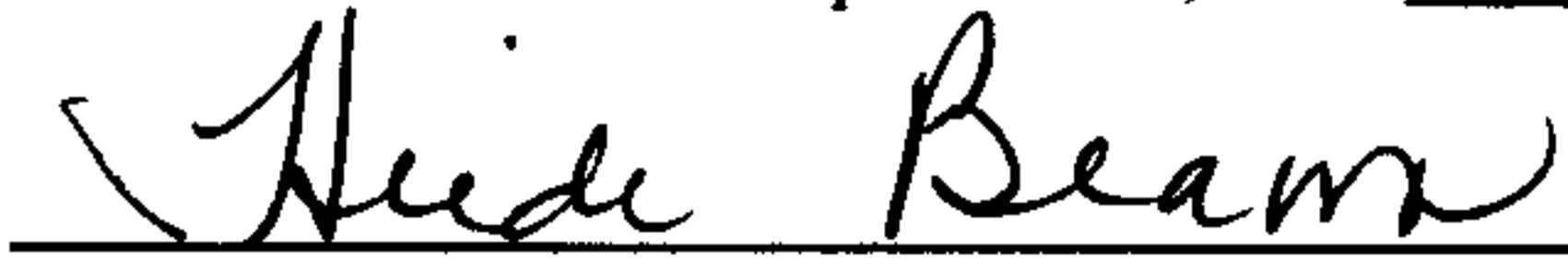

Richard Latt Thomas (Seal)


Sherry Baldwin Thomas (Seal)

STATE OF NORTH CAROLINA
COUNTY OF HENDERSON

I, a Notary Public of the County and State aforesaid, certify that Richard Latt Thomas and Sherry Baldwin Thomas personally appeared before me this day and acknowledged their voluntary execution of the foregoing instrument for the purpose stated therein. Witness my hand and official stamp or seal, this 6th day of January, 2023.

My Commission Expires:
11.24.2027


Notary Public

