

BK 4168 PG 581 - 583 (3)

DOC# 1001015006

This Document eRecorded:

05/28/2024 11:22:44 AM

Fee: \$26.00

Henderson County, North Carolina

Tax: \$0.00

William Lee King, Register of Deeds

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$0.00

Parcel Identifier No. 9974059

Mail/Box to: Law Office of Bridget D. Swing, PLLC, 101B Chadwick Square Court, Hendersonville, NC 28739

This instrument was prepared by: Law Office of Bridget D. Swing, PLLC, 101B Chadwick Square Court, Hendersonville, NC 28739. No title exam performed by preparer.

Brief description for the Index: 322 Crescent Ave.

THIS DEED made this 28 day of May 2024 by and between

GRANTOR	GRANTEE
<b>Gregory Dale Dew (aka Gregory Bale Dew) and Kelley Gaines Dew, married to each other</b>	<b>Madeline Daley Dew, unmarried</b>
<b>Address: 3621 Thoroughbred Drive Hermitage, TN 37076</b>	<b>Address: 322 Crescent Ave 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 that certain lot, parcel of land or condominium unit situated in Henderson County, North Carolina and more particularly described as follows: **SEE EXHIBIT A**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4040 Page 321.

All or a portion of the property herein conveyed \_\_\_ does or \_\_\_\_\_ does not include the primary residence of a Grantor.

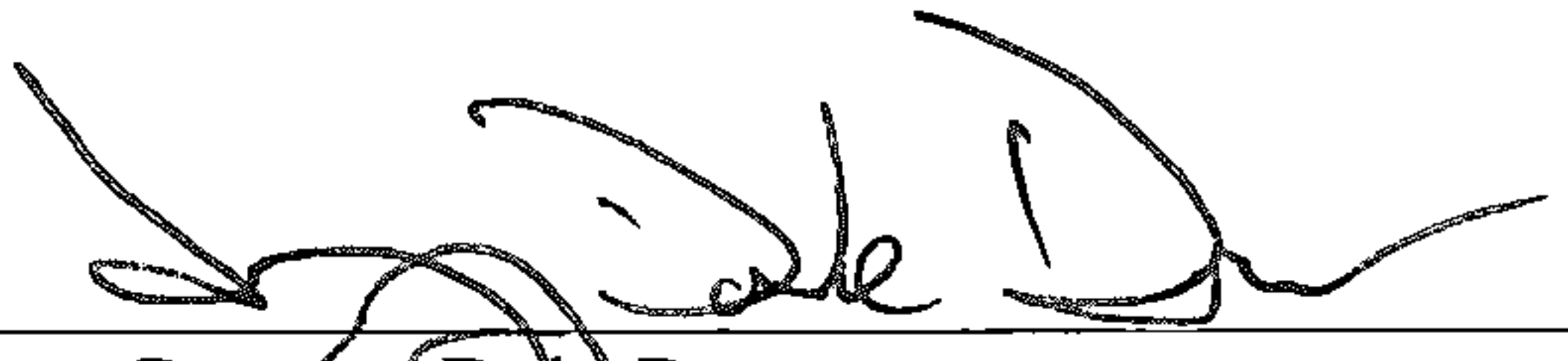
Submitted electronically by "Law Office of Bridget D. Swing PLLC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Henderson County Register of Deeds.

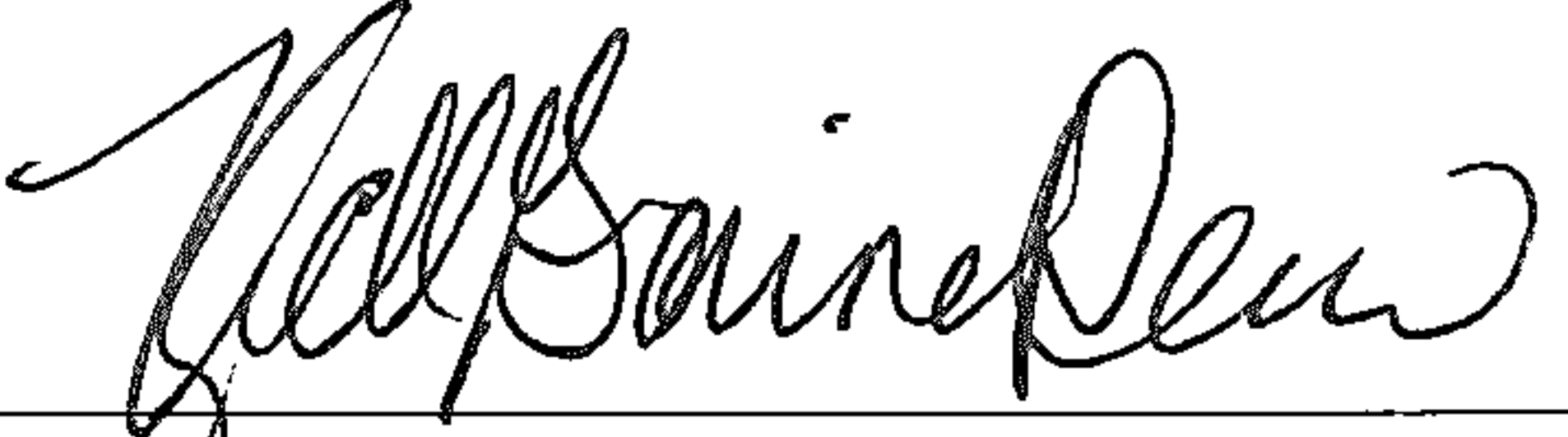
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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:

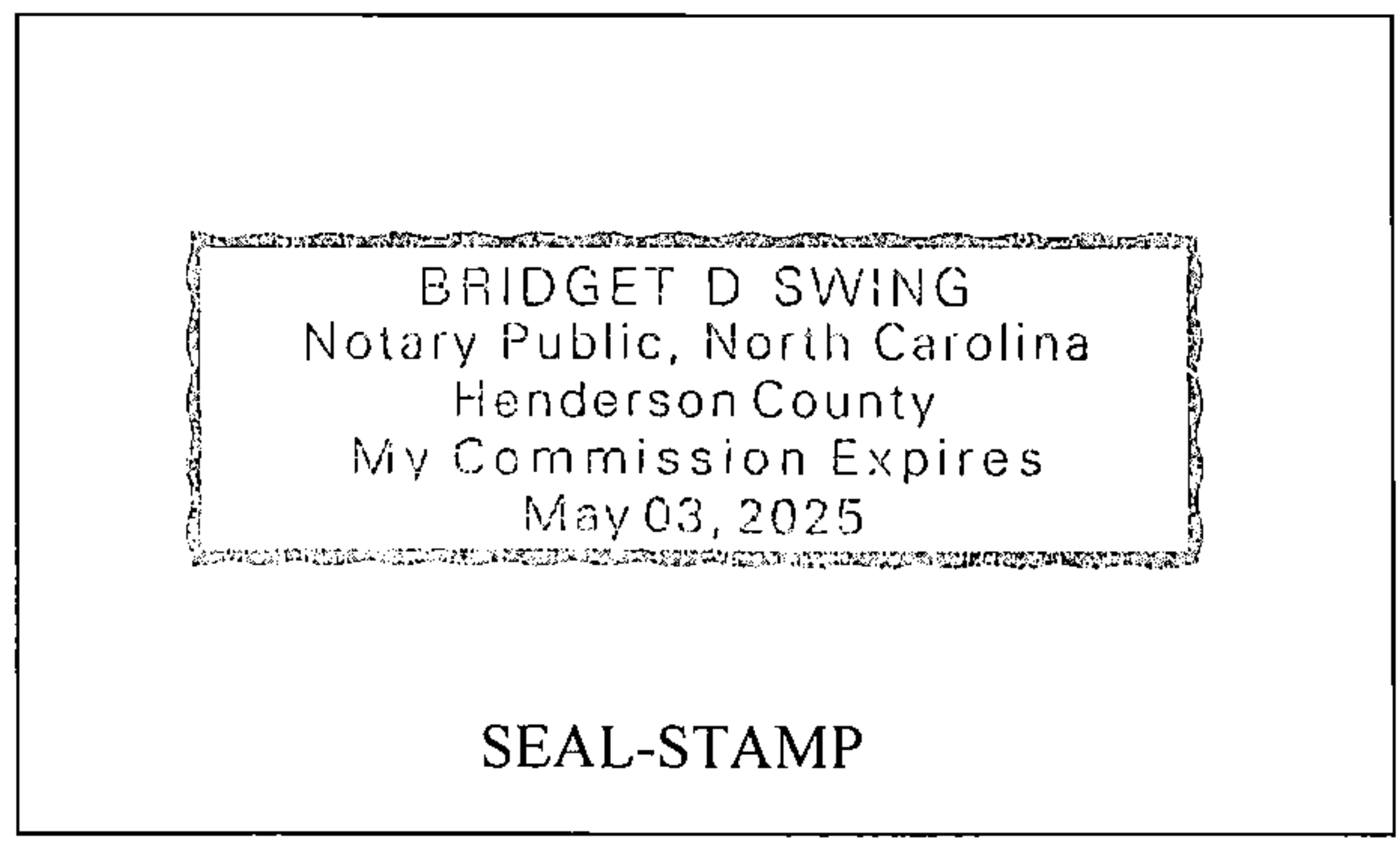
Current tax year, and subsequent years, which are a lien on the subject property and to restrictions, easements, rights of way of record.

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

  
\_\_\_\_\_  
Gregory Dale Dew (SEAL)

  
\_\_\_\_\_  
Kelley Gaines Dew (SEAL)

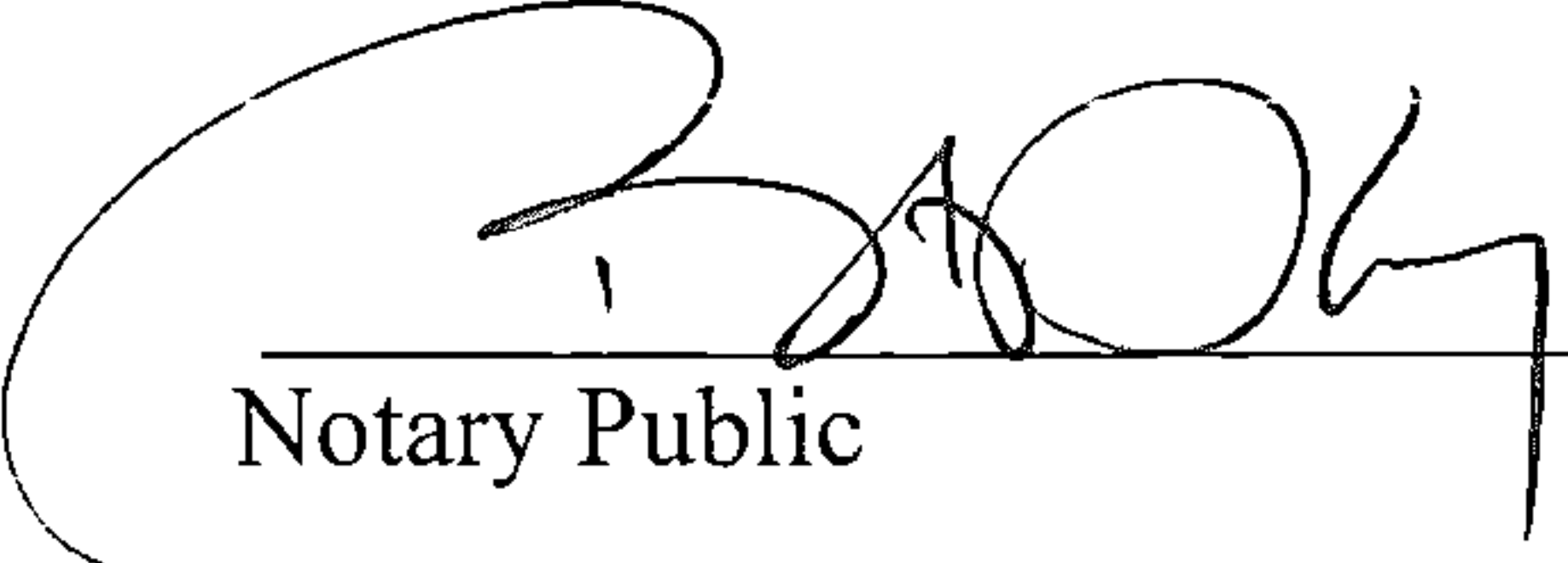
State of North Carolina County of Henderson



I, Bridget D Swing, the undersigned Notary Public of the County and State aforesaid, certify that **Gregory Dale Dew and Kelley Gaines Dew**, Grantors, 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 28 day of May 2024.

My Commission Expires:  
May 3, 2025

  
\_\_\_\_\_  
Notary Public

## Exhibit A

*BEGINNING* at an iron in found on the northwest side of Maiden Lane, a city street, said *BEGINNING* point standing at the easternmost corner of Lot 56 of Mount Royal Subdivision as shown by plat dated 15 July 1923 and recorded as Plat Book 1 at Page 91, Henderson County Registry; said *BEGINNING* point also standing at the most southern corner of property now or formerly owned by Kelly, whose property is described in a deed recorded in Deed Book 579 at Page 865, Henderson County Registry; and running thence a new line North 80 degrees 28 minutes 42 seconds West 95.84 feet to an iron pin set; and running thence a new line North 60 degrees 24 minutes 29 seconds West 69.13 feet to a PK nail set in the southeastern margin of the concrete sidewalk located along Crescent Avenue, a city street; and running thence with the southeastern margin of said sidewalk as the same runs in a northeasterly direction on a circle with a radius of 302.00 feet, a distance of 88.14 feet and a distance of 88.34 feet to an iron pin standing at the most westerly corner of said Kelly lot; and running thence South 39 degrees 38 minutes 05 seconds East 150.00 feet to the point and place of *BEGINNING*, containing 0.18 of an acre, more or less.

The above described property is conveyed *SUBJECT TO* rights of way and easements of record.

And being all of that property described in deed recorded in Deed Book 4040 page 321, Henderson County Registry.