

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 872.00

Parcel Identifier No: 109543 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Claxton Law Firm – 795 Merrimon Ave – Suite 2 – Asheville, NC 28804

This instrument was prepared by: JACK A. LYDA (Deed Prep Only; No Title Search Performed)

Brief description for the Index: Lots 36 & 37 – Mt. Royal Subdivision

THIS DEED made this 26 day of January, 2021, by and between

GRANTOR	GRANTEE
<p>THOMAS C. HUTCHERSON And wife, LESLIE ANN HUTCHERSON</p> <p>Address: 815 Seastone Street Raleigh, NC 27603</p>	<p>MICHAEL FONTE And wife, KAREN FONTE</p> <p>Address: 173 Indiana Street Maplewood, NJ 07040</p>

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

BEING ALL of LOTS 36 and 37 of the MT. ROYAL SUBDIVISION as shown on a plat thereof recorded in Plat Book 1 at Page 91 re-indexed in Plat Cabinet B, Slide 46A in the Henderson County, North Carolina Register of Deeds Office; reference to which is made for a more complete description by metes and bounds.

BEING the same property conveyed in a Deed from Richard Johnson and wife, Constance Knight to Thomas C. Hutcherson and wife, Leslie Ann Hutcherson recorded September 25, 2003 in Book 1155, Page 595 in the Henderson County, North Carolina Register of Deeds Office.

This instrument prepared by: _____
Jack A. Lyda
a licensed North Carolina attorney.
Delinquent taxes, if any, to be paid by the
closing attorney to the county tax collector
upon disbursement of closing proceeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1155, page 595, Henderson County, North Carolina Register of Deeds Office.

A map showing the above-described property is recorded in Plat Book 1 at Page 91 re-indexed in Plat Cabinet B, Slide 46A, Henderson County, North Carolina Register of Deeds Office.

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:

Henderson County and City of Hendersonville ad valorem taxes for 2021, and subsequent years, which are a lien, but not yet due and payable, easements, rights of way, zoning and land use, statutes, regulations and restrictions of record.

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

(Entity Name)

By:

Title:

By:

Title:

By:

Title:

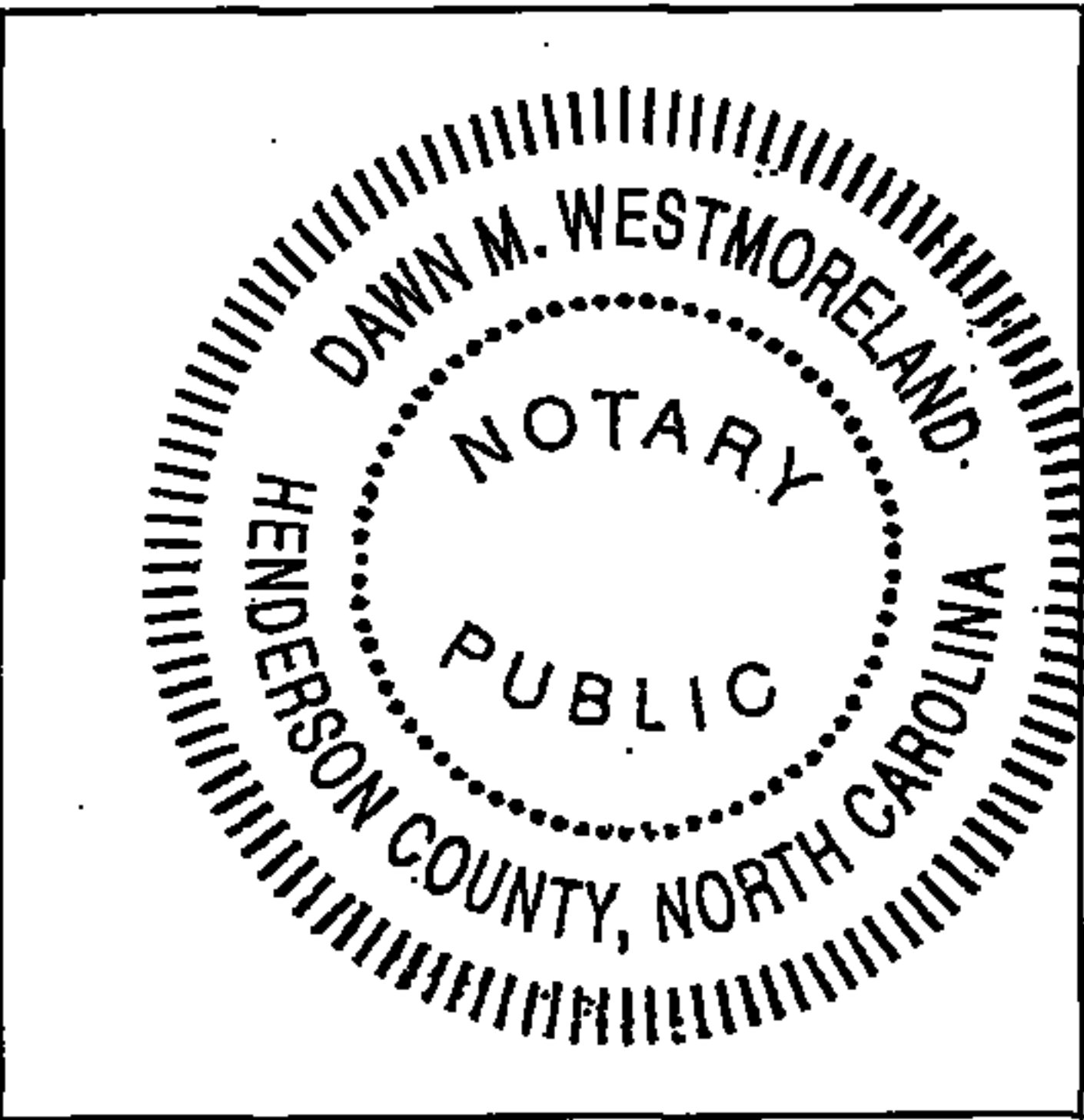
THOMAS C. HUTCHERSON (SEAL)

LESLIE ANN HUTCHERSON (SEAL)

(SEAL)

(SEAL)

SEAL-STAMP



State of North Carolina – County of Henderson

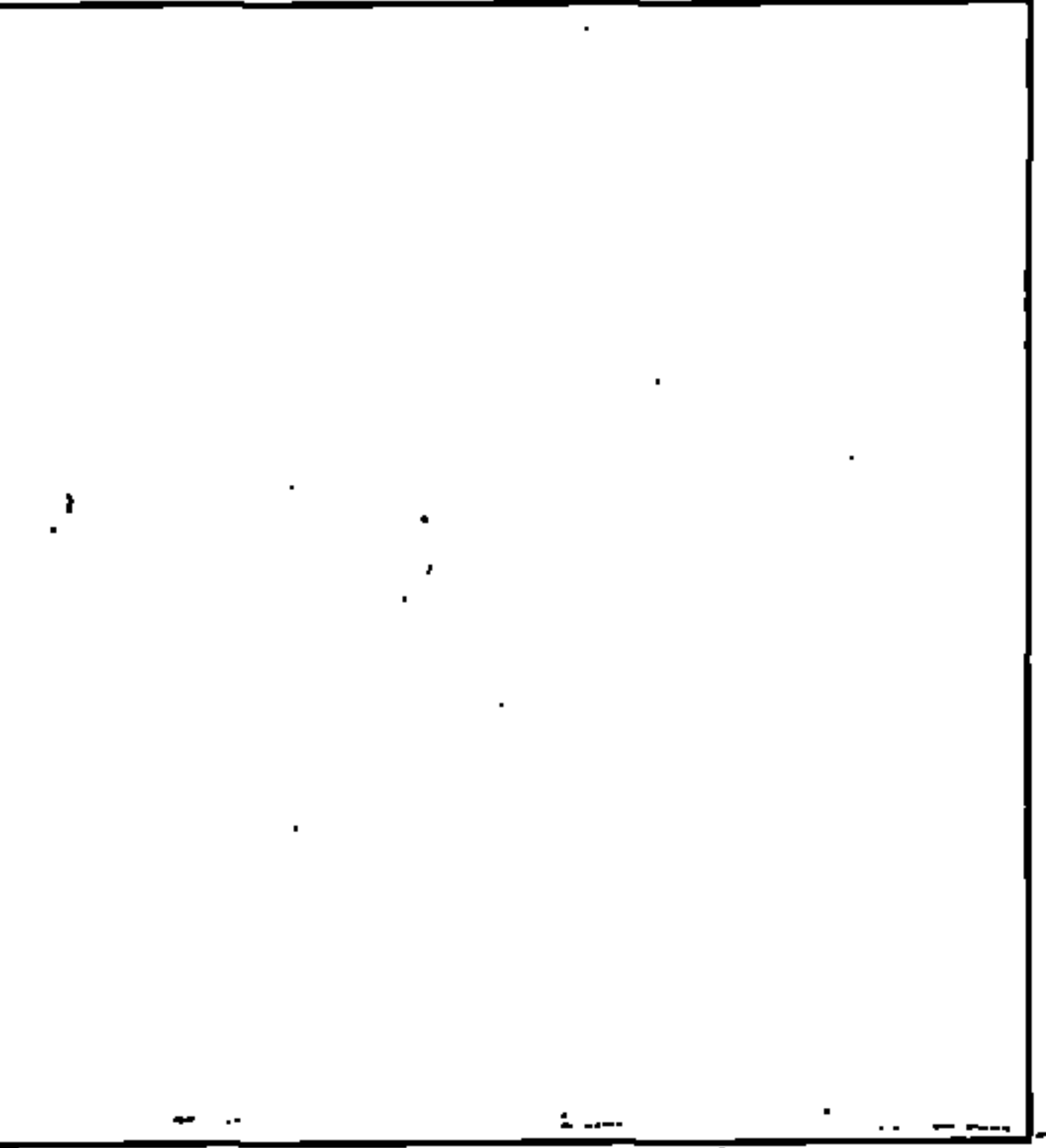
I, Dawn M. Westmoreland, the undersigned Notary Public of the County and State aforesaid, certify that **THOMAS C. HUTCHERSON** and **LESLIE ANN HUTCHERSON** Grantors, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 26th day of January, 2021.

My Commission Expires: 10/02/2021

Dawn M. Westmoreland
Notary Public

SEAL-STAMP



State of _____ - County of _____

I, _____, the undersigned Notary Public of the County 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 _____, 2021.

My Commission Expires: _____

Notary Public

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof. _____ Register of Deeds for _____ County
By: _____ Deputy/Assistant - Register of Deeds