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This document presented and filed:
09/17/2024 02:31:37 PM

WILLIAM LEE KING, Henderson COUNTY, NC
Transfer Tax: \$0.00

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: \$0.00

Parcel Identifier No. 114595 Verified by _____ County on the _____ day of _____, 2021
By: _____

→ Mail/Box to: Hogan & Brewer, PLLC - 229 North Main Street, Hendersonville, NC 28792

This instrument was prepared by: Sherri L. Brewer - DEED PREP ONLY - TITLE NOT EXAMNINED

Brief description for the Index: 1040 Patton Street

THIS DEED made this 13 day of September, 2024, by and between

GRANTOR

GRANTEE

Renee R. Casey, separated

Christopher B. Casey, separated

1040 Patton St.
Hendersonville, NC 28792

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

SEE ATTACHED EXHIBIT A.

This conveyance is made pursuant to N.C.G.S. 39-13.3, N.C.G.S. 52-10 and N.C.G.S. 52-10.1 in order to vest title to the within described property solely in the Grantee herein, free and clear of any right, title and interest of the Grantor herein. (For purpose of this provision, the "Grantor" shall mean any Grantor other than the individual Grantee spouse in whom title is to remain vested herein). This conveyance is made after full disclosure of all assets, both real and personal, of each spouse to the other, as between Grantee and Grantee's spouse Grantor. For this purpose, by execution of this deed, the Grantor hereby waives, releases and quitclaims forever unto the Grantee all and every right to elect to take a life estate in said real estate upon the death of the Grantee and all and every right to dissent from the will of the Grantee as it pertains to this property, and any and all other rights and interests

in said real estate which the Grantor now has or may hereafter have or acquire arising out of accruing to said Grantor by reason of past, current or future marital relationship between said parties.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 954 Page 561.

All or a portion of the property herein conveyed ___ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Slide _____.

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.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

Subject to Henderson County ad valorem taxes.

Subject to the City of Hendersonville ad valorem taxes.

Subject to Restrictions, Easements, and Rights of Way of Record.

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

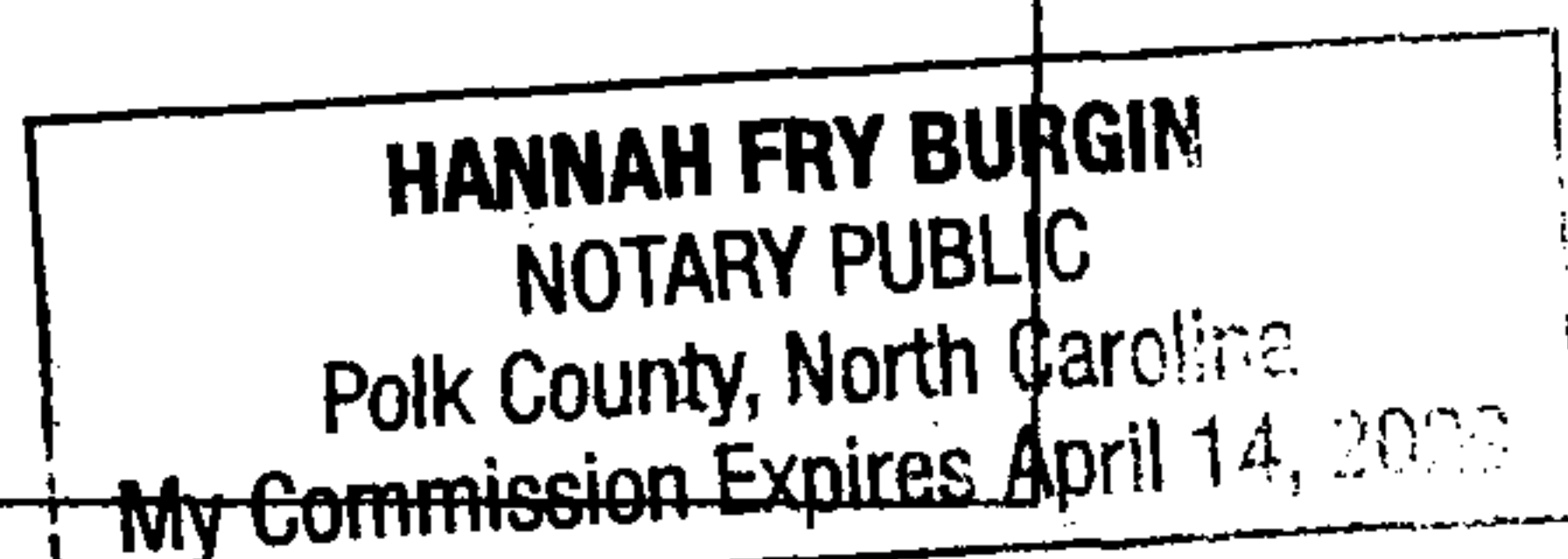


(SEAL)

Renee R. Casey

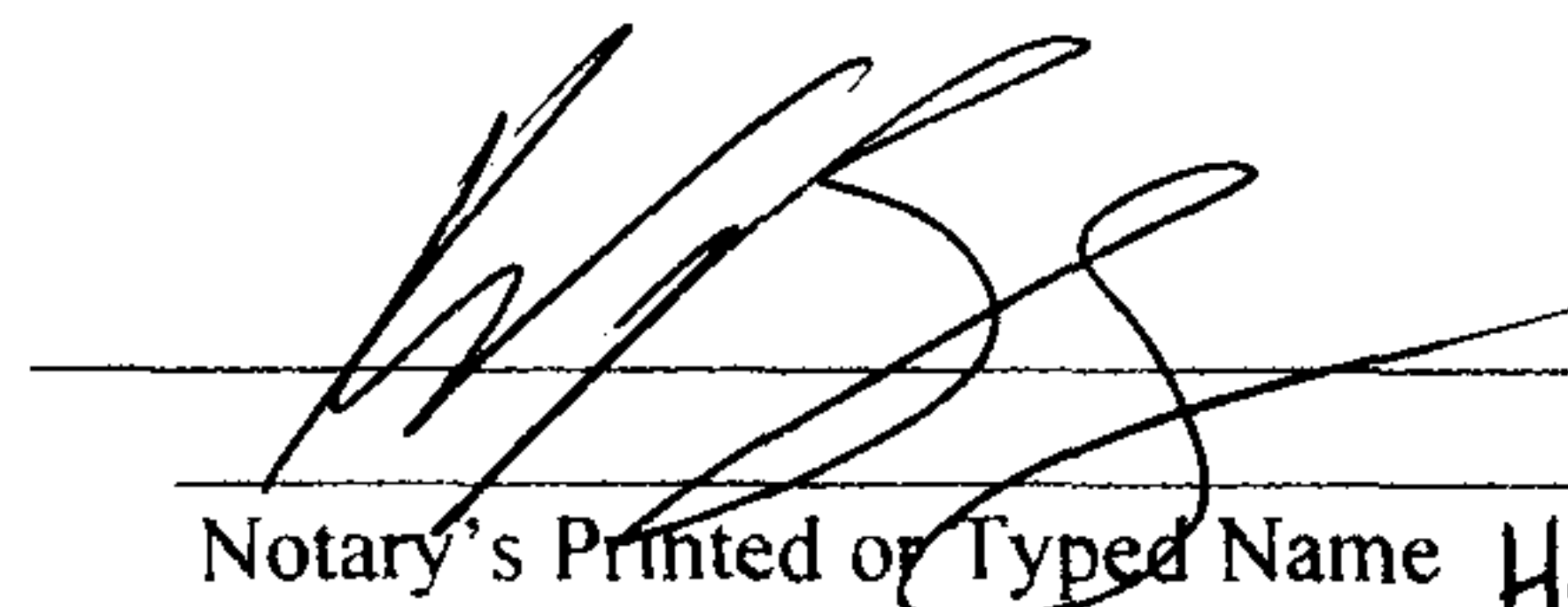
State of North Carolina - County of Henderson

I, the undersigned Notary Public of the County and State aforesaid, certify that Renee R. Casey 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 13th day of September, 2024.



(Affix Seal)

My Commission Expires:
04-14-2029



Notary Public

Notary's Printed or Typed Name Hannah Fry Burgin

EXHIBIT A

TRACT ONE:

BEGINNING at a stake in the East margin of Patton Avenue, said stake standing North 11 ½ deg East 315 ½ feet from the intersection of the North margin of a 10 foot alley in Block 10, with the East margin of Patton Avenue and running with the East margin of said Patton Avenue North 11 ½ deg East 17 feet to a stake; thence North 78 ½ deg East 125 feet to a stake in the West margin of a 10 foot alley; thence South 11 ½ deg West 17 feet to a stake, corner of lot conveyed to Chas. Rozzelle by E. H. Davis; thence with the Northern boundary line of said lot South 78 ½ deg West 123 feet to the BEGINNING, and being the Northern portion of lot conveyed by Chas. Rozzelle to E. H. Davis by deed of date February 3, 1922 and of record in Book 115, Page 190 of the Records of Deeds for Henderson County.

TRACT TWO:

BEGINNING at a stake in the East margin of Patton Avenue, said stake standing North 11 ½ deg East 332 ½ feet from the intersection of the North margin of a 10 foot alley in Block 10 with the East margin of Patton Avenue and running with the East margin of Patton Avenue North 11 ½ deg East 52 ½ feet to a stake in the corner of Lot #9 in Block 10 of Hyman Heights, map hereinafter referred to; thence with the Southern boundary of said Lot #9 South 78 ½ deg East 125 feet to a stake in the West margin of an alley; thence with the West margin of said alley and parallel with Patton Avenue South 11 ½ deg West 52 ½ feet to a stake; thence North 78 ½ deg West 125 feet to the BEGINNING, and being the Northern half of Lot 11 and all of Lot 10 of Block 10 of the Hyman Heights Subdivision as shown on the plat recorded in the Office of the Register of Deeds for Henderson County, North Carolina in Book 57 at Page 418.

ALSO SUBJECT to easements and rights of way for ingress, egress and regress to and from the above by means of those roads shown in the above-referenced plat.

The above two tracts also being the property conveyed by deed recorded in Deed Book 954 at Page 561 in the Office of the Register of Deeds for Henderson County, North Carolina.