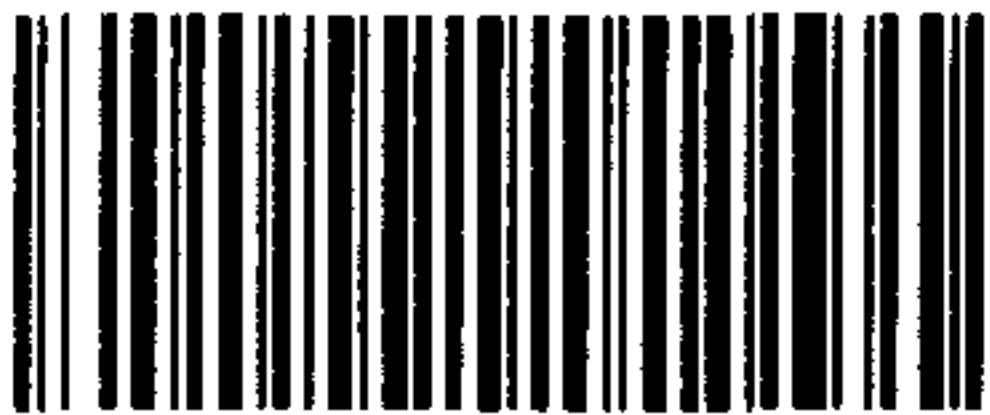


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This document presented and filed:  
12/09/2022 03:57:57 PM

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

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax:	-0-
Parcel ID:	9568872739
Mail/Box to:	Roy Neill, 144 Third Ave East, Hendersonville, NC 28792
Prepared by:	Roy Neill, 144 Third Ave East, Hendersonville, NC
Brief description for the Index:	Corrective deed, 2 tracts third avenue east

THIS SPECIAL WARRANTY DEED ("Deed") is made on the 8th day of August 2022, by and between:

GRANTOR	GRANTEE
Roy Neill, executor of the estate of Helen S. Neill, authority granted in Henderson County 20 E 306	Zachary Neill, 1 Maplewood Rd, Asheville, NC 28804

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the Hendersonville Township, Henderson County, North Carolina and more particularly described as follows (the "Property"):

BEING all that property described on Exhibit A attached hereto and incorporated into this instrument as if fully set forth herein.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 766 page 763.

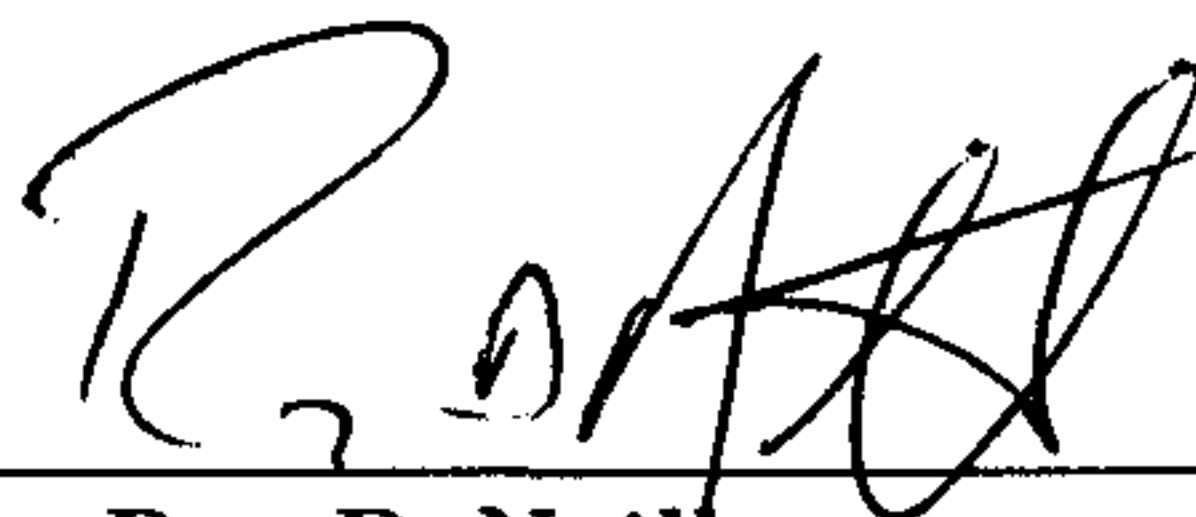
All or a portion of the Property ☐ includes or ☒ does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Book -----page-----.


TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor has done nothing to impair such title as Grantor received, and Grantor shall warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina Special Warranty Deed, if an entity by its duly authorized representative.


\_\_\_\_\_  
\_\_\_\_\_  
Name:

By:   
Name: **Roy D. Neill**  
Title: **Executor of the Estate of Helen S. Neill**

STATE OF NORTH CAROLINA, COUNTY OF HENDERSON

I , a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 5<sup>th</sup> day of August 2022 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): Roy Neill, Executor of the Estate of Helen S. Neill.

\_\_\_\_\_  
Affix Notary Seal/Stamp

\_\_\_\_\_  
  
Notary Public (Official Signature)  
My commission expires: 12-12-2026

**Susan A. Stanton  
Notary Public  
Henderson County, NC**



EXHIBIT A

TRACT ONE: BEGINNING at a point set in the southern margin and sidewalk of Third Avenue East, said point also being the northwesternmost corner of Tract 2 of the property conveyed to Roy Neill and wife, Lynn J. Neill, as found in Deed Book 782 at Page 305 in the Henderson County Registry, and runs thence from said beginning point with the Neill property above referred to, South 8 deg. 55 min. 10 sec. East 70.83 feet to a point in the southern margin of a 10-foot alley; thence with said alley South 80 deg. 38 min. 39 sec. West 15.6 feet to a point; thence a new line North 8 deg. 55 min. 12 sec. West 70.95 feet to a point in the southern margin of Third Avenue East; thence with the sidewalk and margin of said street, North 81 deg. 04 min. 53 sec. East 15.6 feet to the point and place of BEGINNING.

AND BEING a portion of that Property conveyed to Elmer and Helen Neill in Bk 766 at page 763 of the Henderson County Registry.

TRACT TWO: BEGINNING at a point set in the southern margin and sidewalk of Third Avenue East, said point also being located South 81 deg. 04 min. 53 sec. West 15.6 feet from the northwesternmost corner of Tract 2 of the property conveyed to Roy Neill and wife, Lynn J. Neill, as found in Deed Book 782 at Page 305 of the Henderson County Registry and runs thence from said beginning point with the western line of Tract 1 of deed found in Deed Book 784 at page 393 in the Henderson County Registry, South 8 deg. 55 min. 12 sec. East 70.95 feet to a point set in the southern margin of a 10-foot alley; thence with said alley, South 80 deg. 38 min. 39 sec. West 16.4 feet to a point set, said point being at the southeasternmost corner of the Luther Smith property as found in Deed Book 683 at Page 489 in the Henderson County Registry; thence with the Smith property North 8 deg. 30 min. 27 sec. West 71.07 feet to a point in the southern margin of Third Avenue East; thence with the sidewalk and margin of said street, North 81 deg. 04 min. 53 sec. East 15.96 feet to the point and place of BEGINNING.

AND BEING a portion of that Property conveyed to Elmer and Helen Neill in Bk 766 at page 763 of the Henderson County Registry.

The purpose of this deed is to correct the description previously conveyed from Elmer and Helen Neill, husband and wife to Sam and Lynn K. Neill in Book 784 at page 393 of the Henderson County registry. The deed conveyed to Elmer and Helen Neill conveyed the title to the 70 feet deep lot which included title to a private alleyway 10 feet wide on the southern boundary of each lot. The deed conveying this property in Book 784 at page 393 omitted title to the 10-foot wide alleyway on the southern end of each lot.

There is excepted from this conveyance a 10 foot wide alleyway on the southern edge of these lots. This private alleyway is for the use and benefit of those lots bordering the southern edge of third avenue between King Street and Edwards Alley.

Elmer Neill passed away in 2006 and conveyed his interest in all his property to Helen Neill in that will probated in 22 E 619.