

BK 3921 PG 517 - 521 (5)

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Henderson County, North Carolina

William Lee King, Register of Deeds

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: 360.00

Parcel Identifier No. 114097 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_

By: \_\_\_\_\_

Mail/Box to: Staton Law, P.A. - 112 North Washington Street, Hendersonville, NC 28739

This instrument was prepared by: Staton Law, P.A., 112 North Washington Street, Hendersonville, NC 28739

Brief Description for the Index: \_\_\_\_\_

THIS DEED made this 2nd day of June, 2022, by and between

**GRANTOR**

Margareta E. Alexander, Trustee of the Margareta E. Alexander Revocable Trust Dated 6/9/2000, as Amended

112 Exeter Ct.  
Hendersonville, NC 28791

**GRANTEE**

Caryn L. Alexander, unmarried

1723 Meadowbrook Terrace  
Hendersonville, NC 28791

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 Town of Hendersonville, Hendersonville Township, Henderson County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference. This instrument was prepared by Whitney Staton, a licensed NC attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Submitted electronically by "Staton Law P.A."  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Henderson County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book \_\_\_\_\_ page \_\_\_\_\_. 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 Book B page 53A.

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:

Subject to 2022 ad valorem property taxes.  
Subject to easements, rights of way 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) \_\_\_\_\_ (SEAL)  
By: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_ Margaret E. Alexander (SEAL)  
By: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_  
By: \_\_\_\_\_ (SEAL)  
Print/Type Name: \_\_\_\_\_  
By: \_\_\_\_\_ (SEAL)  
Print/Type Name: \_\_\_\_\_

State of North Carolina - County or City of Henderson  
I, the undersigned Notary Public of the County or City of Henderson and State aforesaid, certify that Margaret E. Alexander, Trustee 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 2nd day of June, 2022.

My Commission Expires: 6/12/26  
(Affix Seal) \_\_\_\_\_  
Notary Public  
Henderson  
County  
My Comm. Exp.  
06-12-2026  
Whitney P. Staton  
Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_  
I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
(Affix Seal) \_\_\_\_\_  
Notary Public  
Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_  
I, the undersigned Notary Public of the County or City of \_\_\_\_\_ 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 \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
(Affix Seal) \_\_\_\_\_  
Notary Public  
Notary's Printed or Typed Name

**EXHIBIT A**

BEING part of Lot 172 of Druid Hills Subdivision as per plat thereof recorded in Plat Book 1, at Page 105, of the Henderson County Registry, and being more particularly described as follows:

BEGINNING at a stake in the South margin of Meadow Brook Terrace, northwest corner of land conveyed by Hendersonville Real Estate Company to J. S. Conabeer, by Deed recorded in Book 126 at Page 105, Henderson County Registry, and running thence with the line of said Conabeer Lot, South 17 degrees East 36 feet to a stake in the North margin of Lot 59; thence with the North margin of Lots 59, 60 and 61, North 73 degrees West 135 feet to the corner of Lot 173; thence with the line of Lot 173, North 11 degrees 59' East 94.9 feet to a stake in the South margin of Meadow Brook Terrace; thence with the South margin of Meadow Brook Terrace and following the curve thereof, 100 feet, more or less, to the BE GINNING, and being all of Lot 172 of said Subdivision, EXCEPTING a 15-foot strip along the East side thereof.

AND BEING that same property acquired by John A. McAllister a/k/a John A.B. McAllister and wife, Bowdre M. McAllister by Deed from Arlene Daugherty Smeltzer, Single, by Deed dated June 3, 1994 and recorded in Deed Book 845 at Page 785 of the Henderson County Registry.

ALSO BEING the same property conveyed from John A. McAllister a/k/a John A.B. McAllister and wife, Bowdre M. McAllister, to James Alexander (now deceased) and wife, Margareta Alexander by Deed dated December 19, 2002, and recorded in Deed Book 1122, at Page 597, of the Henderson County, N.C. Registry.

This conveyance is made subject to easements, restrictions, rights of way of record and utility lines which may be in existence over or under the subject property.

**EXHIBIT B**  
**CERTIFICATION OF TRUST**

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Pursuant to North Carolina General Statutes 36C-10-1013, I, Margareta E. Alexander, Trustee of the Margareta E. Alexander Revocable Trust Dated 6/9/2000, as Amended, and any amendments thereto, do hereby make the following representations and assurances:

1. A trust agreement as referred to herein and hereinafter known as Trust Agreement or Trust was executed on 6/9/2000;
2. The Trust has been lawfully executed, was validly created, is still in existence, and has not been revoked, modified, or amended in any manner which would cause the representations contained herein to be incorrect;
3. The Settlor(s) of the Trust is Margareta E. Alexander;
4. The Settlor(s) of the Trust, if revocable, issued no instructions that would limit or restrict the Trustees' authority to enter into or consummate this transaction in accord with this certificate;
5. The current Trustee of the Trust is Margareta E. Alexander and his/her address 112 Exeter Ct., Hendersonville, NC 28791;
6. The Trustee has been granted due authority to enter into and consummate the transaction the Trust grants all the necessary powers to the Trustee and contains no limitations or restrictions on said authority that would prohibit or limit the trustee's authority to enter into and consummate the proposed transaction;
7. The Trust does not limit a Trustee's authority to sign necessary documents, execute this certificate or otherwise authenticate the Trust and all trustees required to exercise the powers contained in the Trust have executed this certificate;
8. The Trust's taxpayer identification number is withheld pursuant to N.C.G.S. § 36C-10-103(j); and
9. The Trust may take title to real property by Deed or devise. The property conveyed herein was acquired by Deed from Margareta E. Alexander, Widow, dated July 18, 2005 and recorded July 20, 2005 in Book 1236 at Page 003 of the Henderson County, North Carolina Registry.

FURTHER, Trustee does hereby acknowledge that this Certification may be recorded in the Register of Deeds Office and agrees that this Certification is being executed in duplicate counterparts each of which shall be deemed an original (the counterpart to be recorded may have the taxpayer identification number redacted if it is the social security number of a settlor).

This the 2 day of June, 2022

Margareta E. Alexander  
Margareta E. Alexander, Trustee

STATE OF NORTH CAROLINA  
COUNTY OF HENDERSON

I, the undersigned, a Notary Public of the County and State aforesaid, certify that, Margareta E. Alexander, Trustee of the Margareta E. Alexander Revocable Trust Dated 6/9/2000, as Amended, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal on this 2 day of June, 2022.

My Commission Expires: 6/12/26

Whitney P. Staton  
Notary Public Whitney P. Staton  
(Type or Print Name)

