

BK 4123 PG 672 - 674 (3)

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Fee: \$26.00

Henderson County, North Carolina

Tax: \$674.00

William Lee King, Register of Deeds

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 674.00

Parcel Identifier No. 114867 Verified by _____ County on the ____ day of _____, 20____

By: _____

Mail/Box to: Staton Law Firm 640 N Main St, Hendersonville, NC 28792

This instrument was prepared by: McDuffy Law Firm, PLLC Attorney Scott McDuffy- 317 Banner Farm Road, Suite A, Mills River, NC 28759. (DEED PREP ONLY. NO TITLE EXAMINED)

Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index: 709 Florida Ave, Hendersonville, NC 28739

THIS DEED made this 29th day of December, 2023 by and between

GRANTOR

GRANTEE

Lori Kay Eaton FKA Lori Kay Luhrs, unmarried

**Andrew Dennis Griffin and wife,
Kassondra Marie Griffin**

**PO Box 69
Hendersonville, NC 28793**

**709 Florida Ave
Hendersonville, NC 28739**

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

SEE ATTACHED EXHIBIT A

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 3579, at Page 24.
All or a portion of the property herein conveyed x includes or does not include the primary residence of a Grantor.
A map showing the above-described property is recorded in Slide Book .

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 all ad valorem taxes.
Subject to Restrictions, Easements, and Rights of Way of Record.

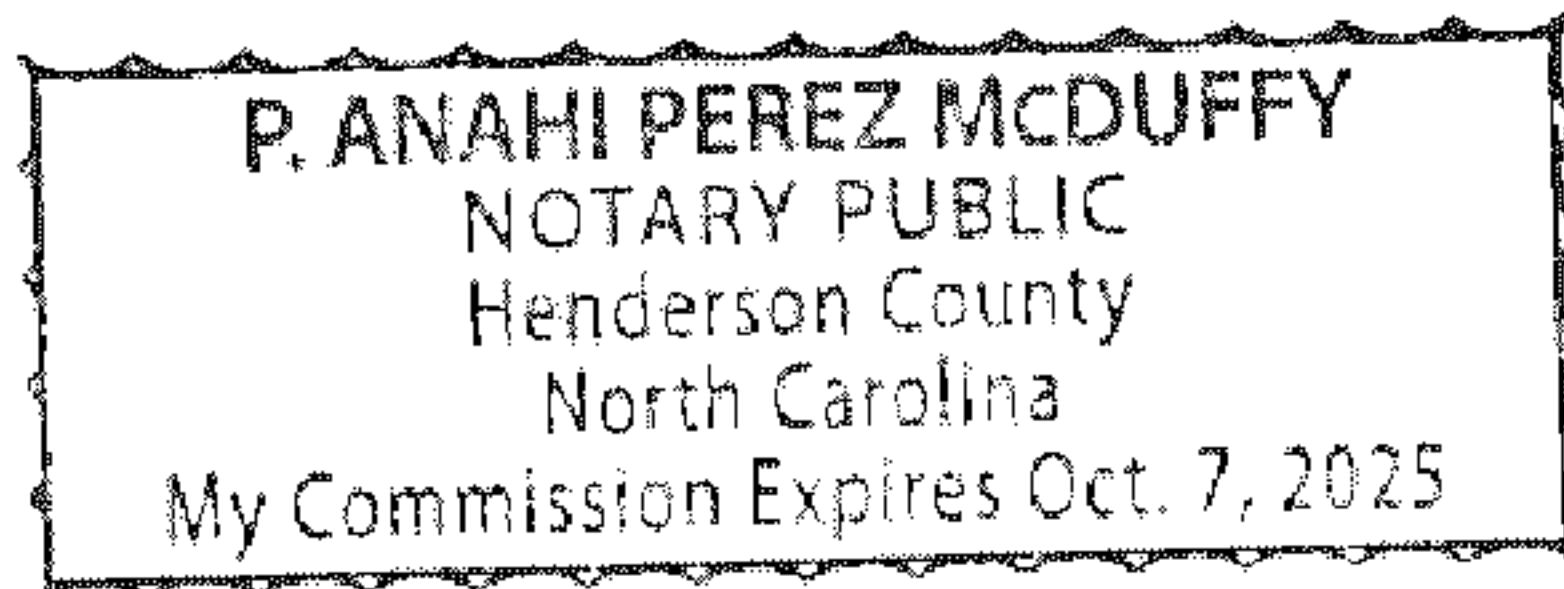
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Lori Kay Eaton FKA Lori Kay Luhrs (SEAL)
Lori Kay Eaton FKA Lori Kay Luhrs

State of North Carolina - County of Henderson

I, the undersigned Notary Public of the County and State aforesaid, certify that **Lori Kay Eaton FKA Lori Kay Luhrs** 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 29 day of December, 2023

My Commission Expires: 10-7-25



P. Anahi Perez McDuffy
Notary Public

Exhibit A

Tract one:

Beginning at a stake on the north margin of Florida Avenue, said stake standing North 86° 45' West 103.5 feet, measured along the north margin of said avenue, from the point where the same intersects with the western margin of Justice Street, and running thence, North 3° 23' West 72.6 feet to a stake; thence North 83° 50' West 50.1 feet to a stake; thence South 3° 23' East 74.5 feet to a stake in the north margin of Florida Avenue; thence, with said margin of said avenue, South 86° 45' East 50 feet to the point of beginning and being Lot 3 of the C.F. Bland Subdivision as shown on plat thereof recorded in Plat Book 1 at Page 15 of the records of plats for Henderson County, North Carolina.

And being that same property conveyed to Revertia L. Peggy by deed dated December 28, 2005 and recorded in Deed Book 1257 at Page 282 of the Henderson County Registry.

Tract two:

Beginning at a point standing North 03° 32' 41" West 44.56 feet from a 1/2-inch existing iron pipe which is the southeasternmost corner of the Revertia Pegg property described in deed recorded in Deed Book 1257 at Page 282 of the Henderson County Registry, and running thence North 03° 32' 41" West 23.04 feet to a point; thence South 86° 24' 25" East 3.16 feet to a point; thence South 04° 21' West 22.86 feet to the point and place of beginning and containing 36.17 square feet.

BEING the same property conveyed to William John Luhrs and Lori Kay Luhrs, by deed of Revertia L. Pegg and Carl Hansely, recorded Official Records Book 1358, Page 463 in Henderson County records.

ALSO BEING the property conveyed in a deed recorded in a Deed in Deed Book 3579 at Page 24 of the Henderson County, North Carolina Registry.