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04/20/2016 09:16:52 AM

WB

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

*Please do not place anything in the 3" margin above - for recording information only*

# NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$ -0-

Tax Lot No. \_\_\_\_\_ Parcel Identifier No. \_\_\_\_\_

Mail after recording to The Van Winkle Law Firm Attorney's Initials MMT  
422 S. Main Street, Hendersonville, NC 28792

This instrument was prepared by Van Winkle, Buck, Wall, Starnes, & Davis, P.A. (Michael M. Thompson)

Brief description for the Index: 625 5th Avenue West, Hendersonville, NC (Document Preparation Only)

THIS DEED made this 13<sup>th</sup> day of April, 2016, by and between:

GRANTOR	GRANTEE
<p><b>GERALD M. HASKINS AND WIFE, FONDA C. HASKINS</b></p>	<p><b>GERALD M. HASKINS AND WIFE, FONDA C. HASKINS</b></p>
<p><b>Whose mailing address is:</b> 120 Resort Street Hendersonville, NC 28792</p>	<p><b>Whose mailing address is:</b> 120 Resort Street Hendersonville, NC 28792</p>

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 Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto 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:

**SEE EXHIBIT A ATTACHED HERETO AND  
INCORPORATED HEREIN BY REFERENCE**

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 623, Page 431 and Deed Book 504 at Page 477, Henderson County Registry.

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 Slide \_\_\_\_.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to Grantee in fee simple.

And Grantor covenants with 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 Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Easements, covenants, conditions and restrictions of record; 2016 ad valorem taxes; and utilities physically located on the property

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

*Gerald M. Haskins* (seal)  
GERALD M. HASKINS

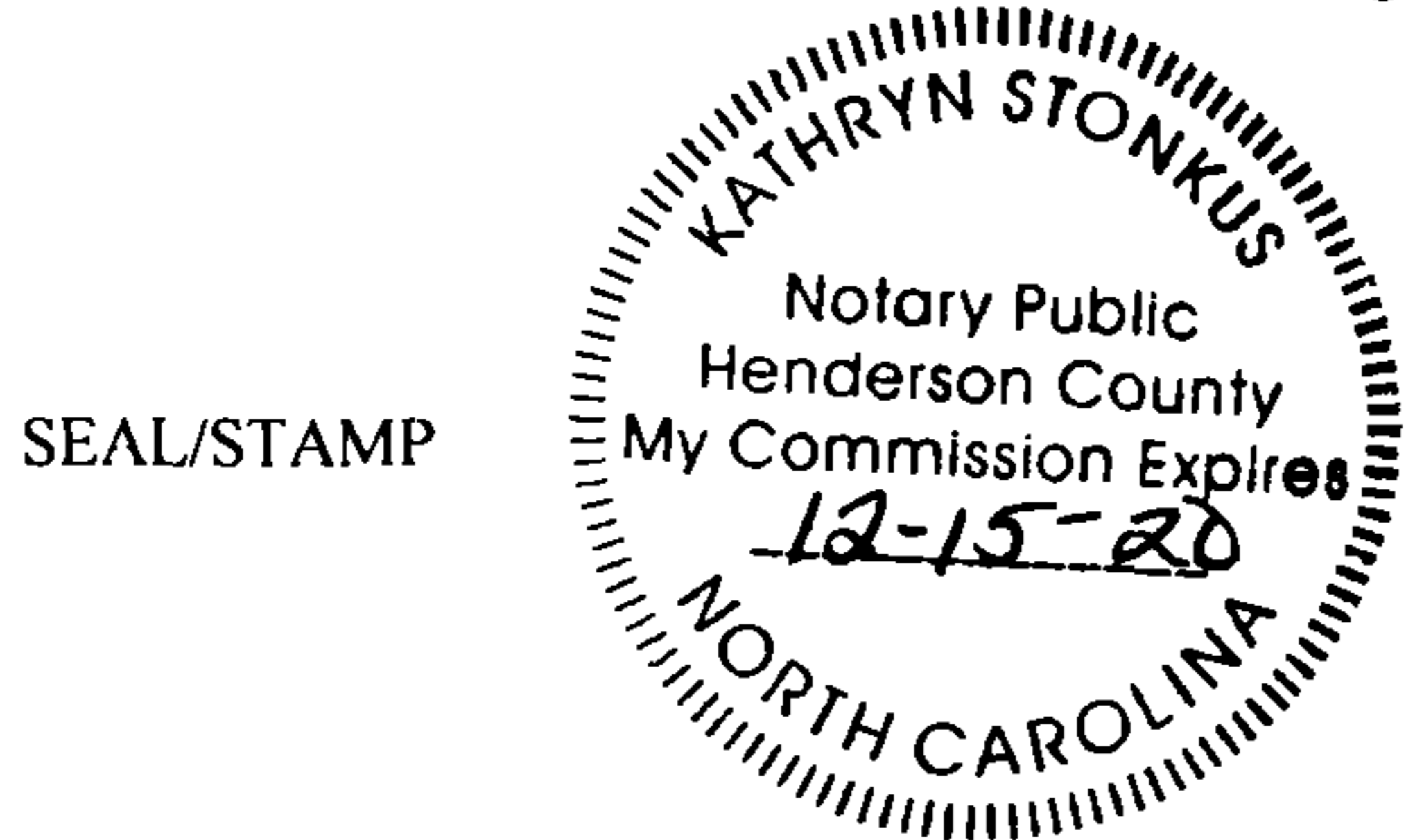
*Fonda C. Haskins* (seal)  
FONDA C. HASKINS

**STATE OF NORTH CAROLINA                      COUNTY OF HENDERSON**

I, *Kathryn J. Stankus* a Notary Public of the County and State aforesaid, certify that **Gerald M. Haskins and wife, Fonda C. Haskins**, personally appeared before me this day and acknowledged the execution of the foregoing instrument for the purposes therein expressed. Sworn to and subscribed to before me. Witness my hand and official stamp or seal, this *13<sup>th</sup>* day of April, 2016.

My commission expires: *12-15-20*

*Kathryn Stankus*  
Notary Public



**EXHIBIT A**

**B***EGINNING* at a stake in the northern margin of Fifth Avenue West, which stake stands North 81 degrees 30 minutes East 186 feet from the intersection of Fifth Avenue West and Justice Street, and running thence North 81 degrees 30 minutes East 89 feet to a stake in the northern margin of Fifth Avenue West; thence North 3 degrees 53 minutes West 150 feet to a stake in the southern margin of a 20-foot alley; thence with the southern margin of said alley, South 81 degrees West 84 feet to a stake; thence South 2 degrees 02 minutes East 150 feet to the **BEGINNING**, and being the identical property described in deed from DBM Corporation to John P. Sholar, dated April, 1971, and recorded in Deed Book 490 at Page 389, Henderson County Registry.

**AND BEING** that property described in Deed Book 504 at Page 477 and a portion of that property described in Deed Book 623, Page 431, Henderson County Registry.