



This document presented and filed:  
06/20/2013 12:36:17 PM

NEDRA W. MOLES, Henderson COUNTY, NC  
Transfer Tax: \$184.00

Doc Stamps \$ 184.<sup>00</sup>

↓  
Callie Law Firm

Prepared by: Kenneth Youngblood  
Deed Preparation Only

STATE OF NORTH CAROLINA

**GENERAL WARRANTY DEED**

COUNTY OF HENDERSON

THIS DEED, made and entered into this 20<sup>th</sup> day of June, 2013, by and between Michael C. Anderson, and wife, Paula G. Anderson having a mailing address of 30 Anchor Road, Lynn, MA 01904 (herein collectively referred to as the "parties of the first part") and Maria B. Lawing, Single (the "party of the second part" and having a mailing address of: 1523 Dawnview Drive, Hendersonville, North Carolina 28791);

WITNESSETH:

WHEREAS, John A. Bessellieu died Intestate on the 8<sup>th</sup> day of November, 1992, owning the hereinafter described real property; and,

WHEREAS, Evelyn Dean Bessellieu was the surviving spouse of John A. Bessellieu; and,

WHEREAS, there were no children born to John A. Bessellieu or Evelyn Dean Bessellieu; and,

WHEREAS, hereinafter described real property passed to Evelyn Dean Bessellieu; and,

WHEREAS, the said Evelyn Dean Bessellieu died Testate on the 6<sup>th</sup> day of January, 2013 owning the hereinafter described real property; and,

WHEREAS, the Last Will and Testament of the said Evelyn Dean Bessellieu has been duly admitted to probate in the Office of the Clerk of Superior Court, General Court of Justice, Henderson County, North Carolina, under File No. 13-E-47; and,

WHEREAS, Barbara Blaine has been duly qualified and is serving as Executrix of the Estate of Evelyn Dean Bessellieu; and,

WHEREAS, the Creditors' Notice was published in the Hendersonville Tribune, a newspaper of general circulation in Henderson County, North Carolina, as required by law, on January 24<sup>th</sup>, 31<sup>st</sup>, February 7<sup>th</sup>, and February 14<sup>th</sup>, 2013; and,

WHEREAS, under the terms of the Last Will and Testament of the said Evelyn Dean Bessellieu, the hereinafter described property was devised to Michael C. Anderson; and,

The said parties of the first part, for and in consideration of the sum of Ninety Two Thousand and no/100's (\$92,000.00) and Other Valuable Consideration to them in hand paid by the said party of the second part, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does bargain, sell, and convey in fee

simple unto the said party of the second part, her heirs and assigns, a certain tract or parcel of land lying in Henderson County, North Carolina, more particularly described as follows:

BEGINNING at an iron pin on the west margin of Dawnview Drive, the northeast corner of that tract of land conveyed by Earl T. Brown et ux to J.D. Whiteside et als, by deed recorded in Deed Book 355, at page 539, in the Office of the Register of Deeds for Henderson County, North Carolina, and runs thence with the north line of said tract, North 86 Degrees 50 Minutes West 100 feet to a stake in the Amos Bennett line; thence with the same, South 3 Degrees 10 Minutes West 90 Feet to a stake in said line; thence South 86 Degrees 50 Minutes East 100 Feet to a stake in the west margin of Dawnview Drive; thence with the same, North 3 Degrees 10 Minutes East 90 Feet to the BEGINNING.

The foregoing property is the northern portion of that property conveyed to J.D. Whiteside, et als, by E.T. Brown, et ux, by deed recorded in Deed Book 355, at page 539, and is also the northern portion of Lot No. 1 of the E.T. Brown Subdivision, as will be shown by reference to plat recorded in Plat Book 6, at page 53, in the office of the Register of Deeds for Henderson County, North Carolina.

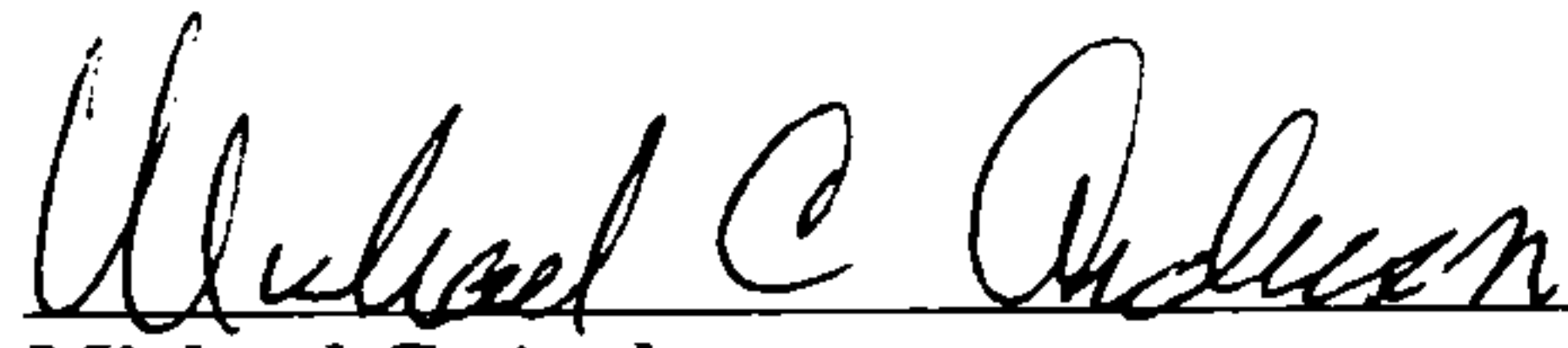
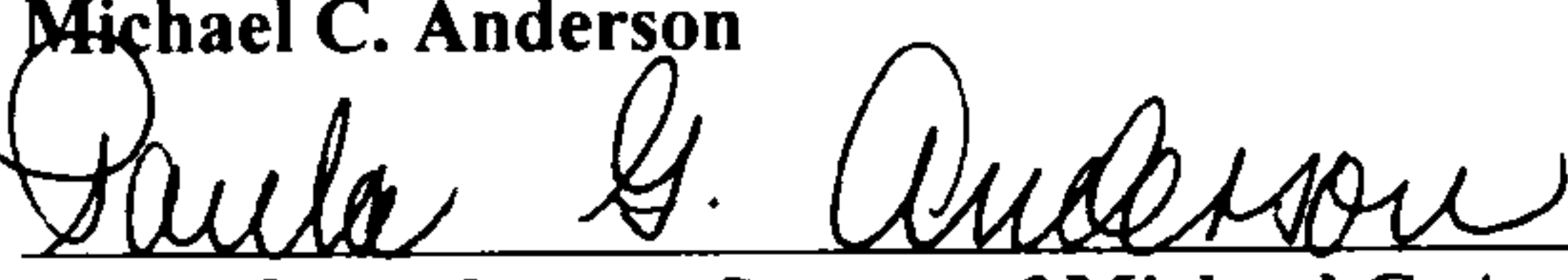
Also being that property conveyed to John A. Bessellieu that was recorded in Deed Book 443, Page 499, Henderson County Registry.

The real property conveyed herein does not includes the primary residence of the grantors.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all privileges and appurtenances thereunto belonging to them, the said party of the second part, and her heirs and assigns in fee simple forever.

And said parties of the first part does covenant that they have seized of said lands in fee simple and has the right to convey the same in fee simple, that title to same is marketable and free and clear of all encumbrances, and that they will warrant and defend the title herein conveyed against the lawful claims of all persons whomsoever; and to 2013 Henderson County ad valorem property taxes.

IN TESTIMONY WHEREOF, said parties of the first part has hereunto set their respective hands and seals this day and year first above written.

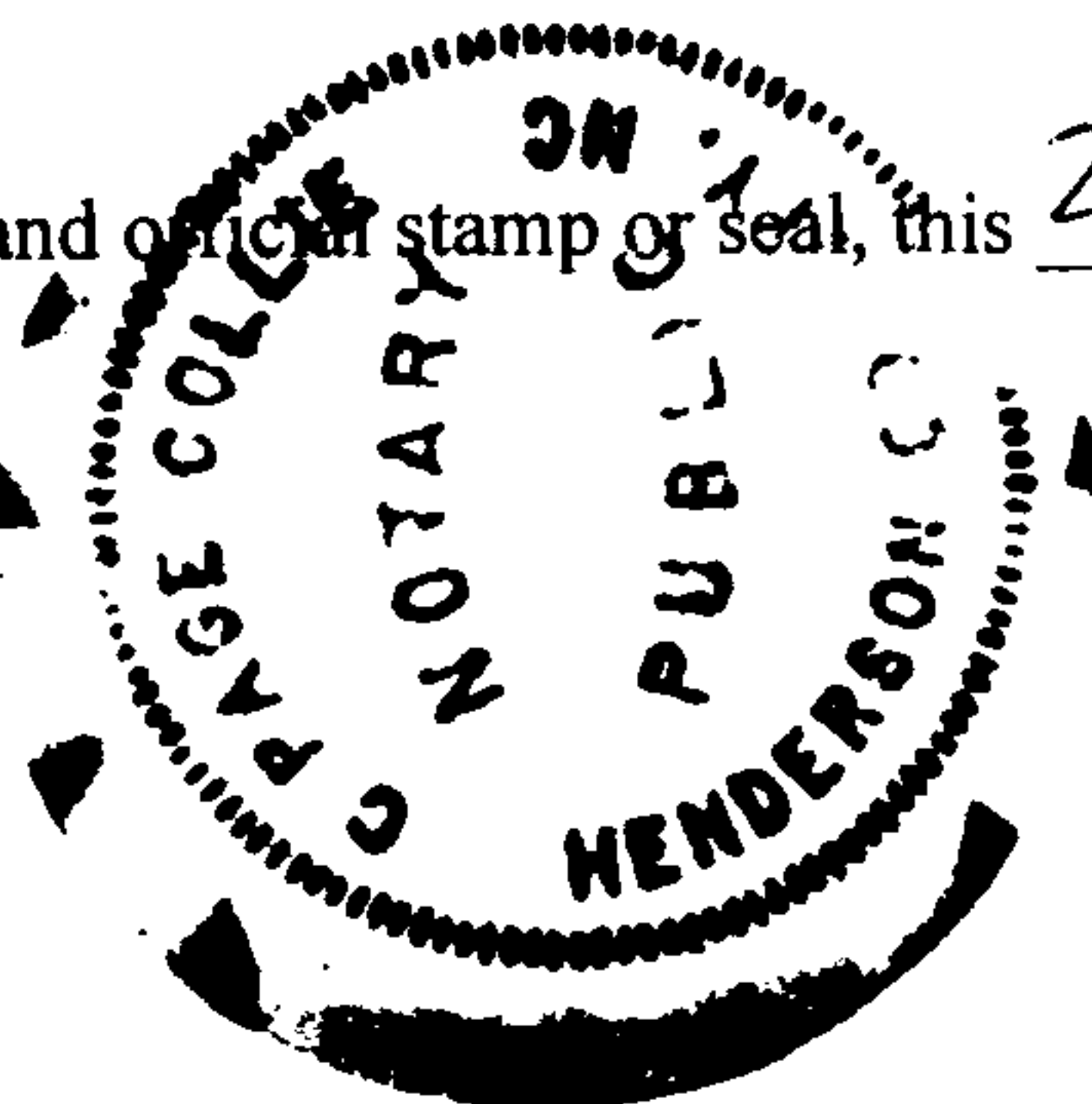
 (SEAL)  
Michael C. Anderson  
 (SEAL)  
Paula G. Anderson, Spouse of Michael C. Anderson

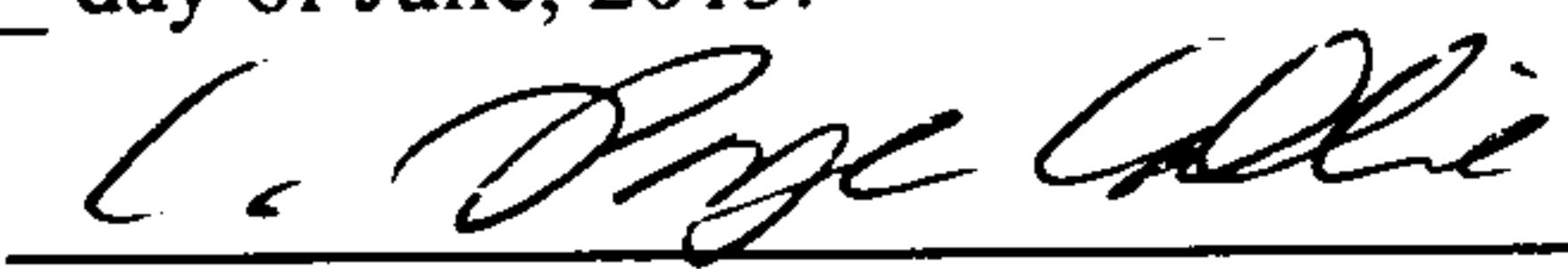
STATE OF NORTH CAROLINA  
COUNTY OF HENDERSON

I, a Notary Public of the County and State aforesaid, certify that Michael C. Anderson, personally appeared before me this day and acknowledged the voluntary execution of the foregoing instrument for the purpose stated therein.

Witness my hand and official stamp or seal, this 20<sup>th</sup> day of June, 2013.

My Commission Expires:  
05/06/2017



  
Notary Public C. Page Collier

STATE OF NORTH CAROLINA  
COUNTY OF HENDERSON

I, a Notary Public of the County and State aforesaid, certify that Paula G. Anderson, personally appeared before me this day and acknowledged the voluntary execution of the foregoing instrument for the purpose stated therein.

Witness my hand and official stamp or seal, this 20<sup>th</sup> day of June, 2013.

My Commission Expires:

05/06/2017

*C. Page Collie*  
Notary Public *C. Page Collie*

