BOOK 3902 PAGE 292 (4)

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This document presented and filed: 04/22/2022 09:47:33 AM

WILLIAM LEE KING, Henderson COUNTY, NC Transfer Tax: \$1,080.00

## NORTH CAROLINA GENERAL WARRANTY DEED

Parcel Identifier No. 107823	Verified by	County on the	day of	, 20	
B	y	•			
Mail/Box to: Prince, Massagee & A	Alexander – 240 Third Avenu	ue West, Hendersonville	, NC 28739		
This instrument was prepared by:	C. Page Collie (Deed Prepara	ation Only - No Title Se	earch Performed)		
Brief description for the Index:					
THIS DEED made this day	y of March, 2022, by and bet	ween			
GRANTOR		GRANTEE			
JACQUELINE LANCAST single f/k/a PATRICIA KA	Y BEDDINGFIELD,		IOORE, a married n	nan	
Individually and as Administrator of the ESTATE OF MARTHA KATE MAXWELL			&		
LANCASTER, and STANI					
LANCASTER and wife,		MITCH	MITCH GAITHER,		
ELAINE LANCASTER					
Address: 115 Belmont Dr	rive	Address: 103 M	[cDowell Road		
Hendersonville, NC 28739					

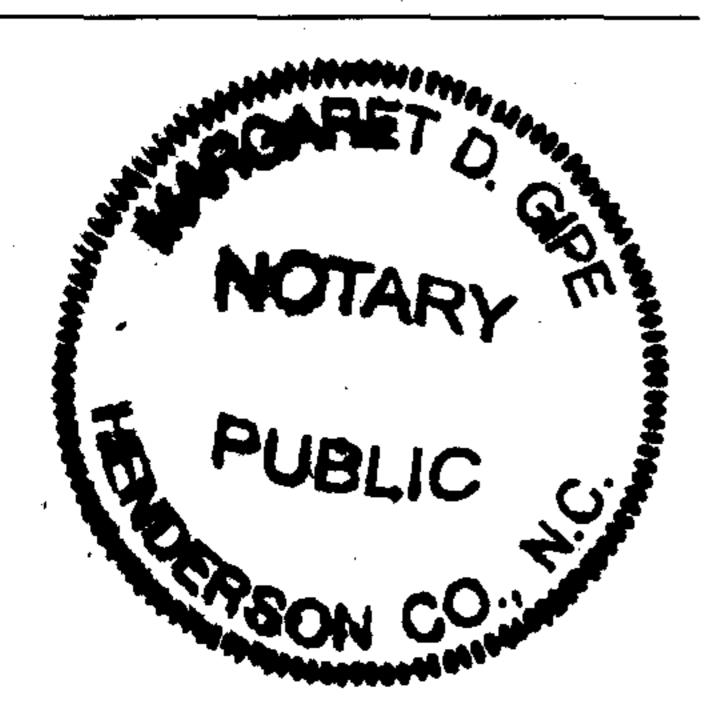
The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

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

## SEE ATTACHED EXHIBIT A

NC Bar Association Form No. 3 © 1976, Revised © 1977, 2002 Printed by Agreement with the NC Bar Association – 1981 - Chicago Title Insurance Company

The property being transferred by this Deed does not include the primary residence of the Grantors. The property hereinabove described was acquired by Grantor by instrument recorded in Book 529, at Page 495, Henderson County, North Carolina Register of Deeds Office. A map showing the above-described property is recorded in Plat Book \_\_\_\_, at Page \_\_\_\_, and re-indexed in Plat Cabinet \_\_\_\_, at Slide, Henderson County, North Carolina Register of Deeds Office. 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: Henderson County ad valorem taxes for 2022, and subsequent years, which are a lien, but not yet due and payable, easements, rights of way and restrictions of record. THE REMAINING PORTION OF THIS PAGE LEFT BLANK INTENTIONALLY IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written. JACQUELINE LANCASTER BEDDINGFIELD f/k/a PATRICIA KAY BEDDINGFIELD, as Administrator of the ESTATE OF AMARTHA KATE MAXWELL LANCASTER JACQUELINE LANCASTER BEDDINGFIELD //k/a PATRICIA KAY BEDDINGFIELD **SEAL-STAMP** State of North Carolina – County of Henderson expressed.



I, Margaret D. Gipe, the undersigned Notary Public of the County and State aforesaid, certify that JACQUELINE LANCASTER BEDDINGFIELD f/k/a PATRICIA KAY BEDDINGFIELD, Individually and as Administrator of the ESTATE OF MARTHA KATE MAXWELL LANCASTER, Grantors, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein

Witness my hand and Notarial stamp or seal this 7<sup>th</sup> day of March, 2022.

My Commission Expires: 9/10/2024

Margaret D. Gipe, Notary Public

NC Bar Association Form No. 3 © 1976, Revised © 1977, 2002 Printed by Agreement with the NC Bar Association – 1981 - Chicago Title Insurance Company The property being transferred by this Deed does not include the primary residence of the Grantors.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 529, at Page 495, Henderson County, North Carolina Register of Deeds Office.

A map showing the above-described property is recorded in Plat Book \_\_\_\_, at Page \_\_\_\_, and re-indexed in Plat Cabinet \_\_\_\_, at Slide \_\_\_\_, Henderson County, North Carolina Register of Deeds Office.

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:

Henderson County ad valorem taxes for 2022, and subsequent years, which are a lien, but not yet due and payable, easements, rights of way and restrictions of record.

## THE REMAINING PORTION OF THIS PAGE LEFT BLANK INTENTIONALLY

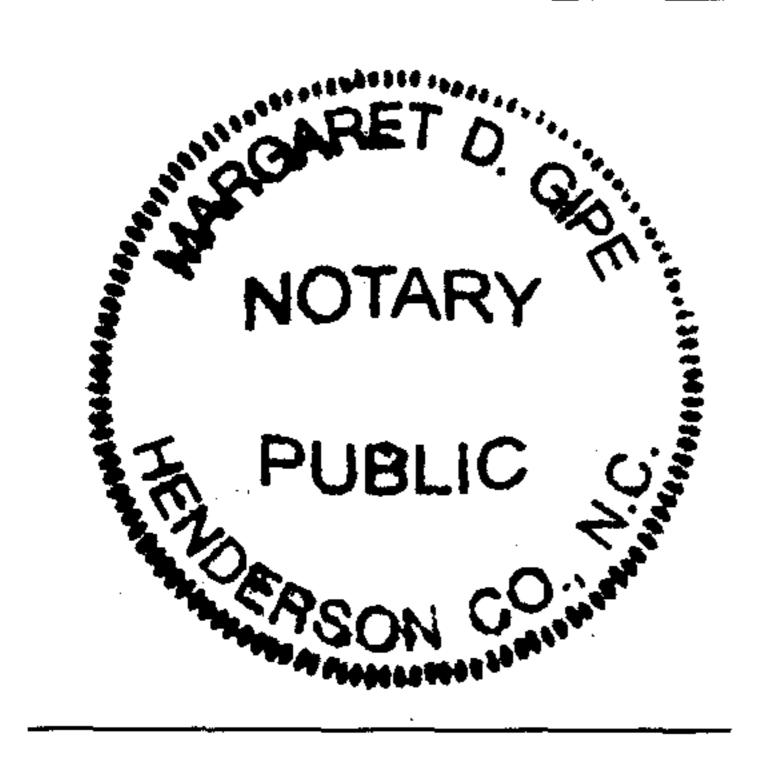
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

STANLEY FRENO LANCASTER

ELAINE LANCASTÉR (SEAL)

SEAL-STAMP

State of North Carolina - County of Henderson



I, Margaret D. Gipe, the undersigned Notary Public of the County and State aforesaid, certify that STANLEY FRENO LANCASTER and wife, ELAINE, Grantors, 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 March 2022

My Commission Expires: 9/10/2024

Martaret D. Gine Motory Public

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## EXHIBIT "A"

Being all of the 12.68 acres identified as Tract 1 and all of the 1.52 acres identified as Tract 2 on the "Boundary Survey for: Moore & Son Site Contractors, Inc." dated March 30, 2022, and recorded in Plat Slide 14126 of the Henderson County Registry. Also being and including all of that real property conveyed to Jack Lancaster and wife, Martha Kate M. Lancaster, by Eula M. Lyda (widow) by deed recorded in Deed Book 458, Page 641, Henderson County Registry.