

1001010122



This document presented and filed:  
02/08/2024 03:45:54 PM

SRS

WILLIAM LEE KING, Henderson COUNTY, NC  
Transfer Tax: \$1,600.00

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 1,600.00

Parcel Identifier No: 9577-89-6416 Verified by \_\_\_\_\_ Henderson County on the \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Womble Bond Dickinson, LLP 550 South Main Street, Ste. 400, Greenville, SC 29601 ←

This instrument was prepared by: Sherri L. Brewer

Brief description for the Index: 1 Tract, Old Spartanburg Hwy.

THIS DEED made this 8<sup>th</sup> day of February, 2024, by and between

GRANTOR

GRANTEE

**Spevines Rex Jones Jr., and wife, Deitra Blythe Jones  
101 Sunningdale Drive, Flat Rock, NC 28791**

**The Spinx Company, LLC, A South Carolina  
Limited Liability Company  
  
1414 E. Washington Street, Suite N  
Greenville, SC 29605**

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

**SEE ATTACHED EXHIBIT A.**

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 4009 at Page 614.

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 Slide \_\_\_\_\_.

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 Henderson County ad valorem taxes.**  
**Subject to Restrictions, Easements, and Rights of Way of Record.**

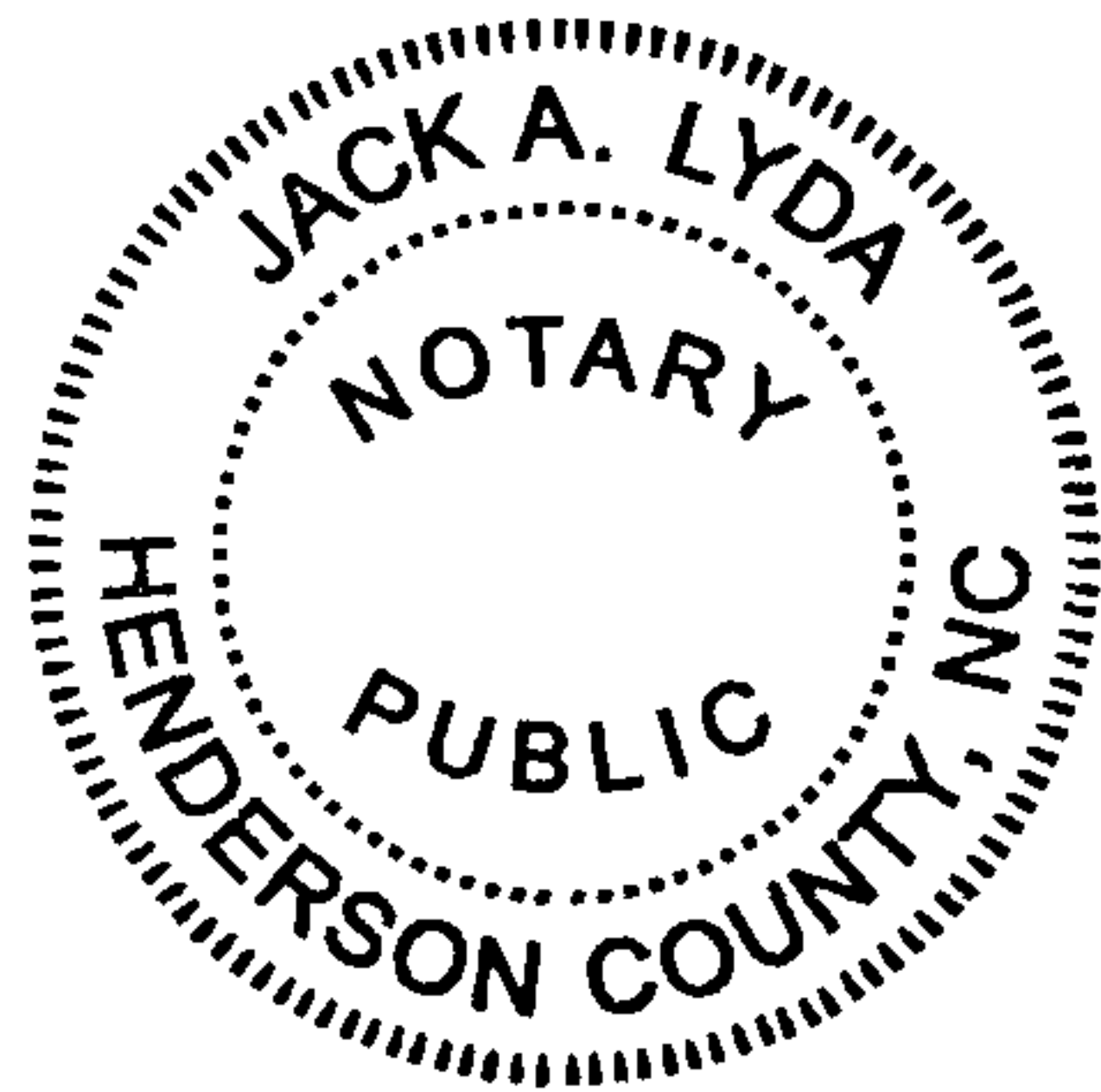
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Spevins Rex Jones Jr. (SEAL)  
Spevins Rex Jones Jr.

Deitra Blythe Jones (SEAL)  
Deitra Blythe Jones

State of North Carolina - County of Henderson

I, the undersigned Notary Public of the County and State aforesaid, certify that Spevins Rex Jones Jr. and wife, Deitra Blythe Jones 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 9<sup>th</sup> day of February, 2024.



My Commission Expires:  
3-14-2026

Jack A. Lyda Notary Public  
Notary's Printed or Typed Name

(Affix Seal)

EXHIBIT A

**TRACT 1:** BEGINNING at a point in the centerline of the right of way of the Old Spartanburg Highway, said point being South 45 deg 00 min 00 sec East 95 feet from the southernmost corner of the Dewey Hunnicutt property described in Deed Book 407, Page 557, Henderson County Registry, and runs thence from said Beginning North 45 deg 30 min 00 sec East, passing a new iron pin at 30 feet, a total distance of 170 feet to a new iron pin; thence South 45 deg 00 min 00 sec East 95 feet to a new iron pin; thence South 45 deg 30 min 35 sec West, passing a new iron pin at 143.33 feet, a total distance of 173.33 feet to a point in the centerline of the Old Spartanburg Highway; thence with said highway North 41 deg 49 min 23 sec West 38.22 feet to a point, thence North 42 deg 42 min 15 sec West 30.20 feet to a p.K. Nail, and North 45 deg 00 min 00 sec West 26.61 feet to the BEGINNING and containing 0.373 acre more or less according to a survey by William Patterson, RLS, dated June 1988, captioned "Portion of the property of Margie Jones" and identified as Job No. 88-06-64B.

**TRACT 2:** BEGINNING at an established iron pin which stands South 35 deg 15 min West 491.7 feet; South 34 deg 46 min West 81.5 feet; North 25 deg 49 min West 105.1 feet and North 31 deg 52 min West 105 feet from the most southerly corner of that deed recorded in Deed Book 648 at Page 409, Henderson County Registry; and also being that property as described in the easternmost corner of the property now or formerly of Jones as described in Deed Book 343 at Page 209, Henderson County Registry; and running from said beginning point South 47 deg 11 min West 184.7 feet to a stake standing in the northeastern margin of the Old Spartanburg Highway (SR #1803); and running thence in a northwesterly direction on a curve to the left of a circle with a radius of 1,158.9 feet, an arc distance of 175.9 feet to a new iron pin, as Old Spartanburg Highway curves into and intersects with Upward Road Extension; and running thence with the turn of said intersection North 02 deg 36 min West 25.9 feet to an established iron pin; and running thence with the southeastern margin of the right of way of Upward Road Extension North 45 deg 59 min East 143.4 feet to an established iron pin which stands South 43 deg 27 min East 14.9 feet from a new iron pin, which last mentioned new iron pin stands in the southeastern margin of the 80-foot right of way of Upward Road Extension; and running thence South 43 deg 27 min East 197.1 feet to the point and place of BEGINNING, containing .76 acres, more or less, and being Lot #6 on the survey for Margie O. Jones as accomplished by Freeland-Clinkscapes and Associates, Inc.

Both tracts are conveyed LESS AND EXCEPTING all that property conveyed to or taken by the NC Department of Transportation as shown on record in the Office of the Register of Deeds for Henderson County, North Carolina.

AND BEING all that property described as Tract One and Tract Two in that deed recorded in Book 4009 at Page 614 in the Office of the Register of Deeds for Henderson County, North Carolina.