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This document presented and filed:  
02/08/2024 03:43:22 PM

SRS

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

**NORTH CAROLINA NON-WARRANTY DEED**

Excise Tax: \$0.00

Parcel Identifier No: 9577-89-7580, 9577-89-6236, 9577-89-5289, 9577-89-8138, 9577-89-6187, 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: Tracts, Old Spartanburg Hwy.

THIS DEED made this 8th day of \_\_\_\_\_, 2024, by and between

GRANTOR

GRANTEE

**Michael C. Jones and wife, Cecilia Jones  
613 Crooked Creek Rd., Hendersonville, NC 28739**

**The Spinx Company, LLC, A South Carolina  
Limited Title Company  
1414 E. Washington Street, Suite N  
Greenville, SC 29607**

**And  
Spevines R. Jones, Jr. and wife, Deitra Blythe Jones  
101 Sunningdale Drive, Flat Rock, NC 28731**

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.**

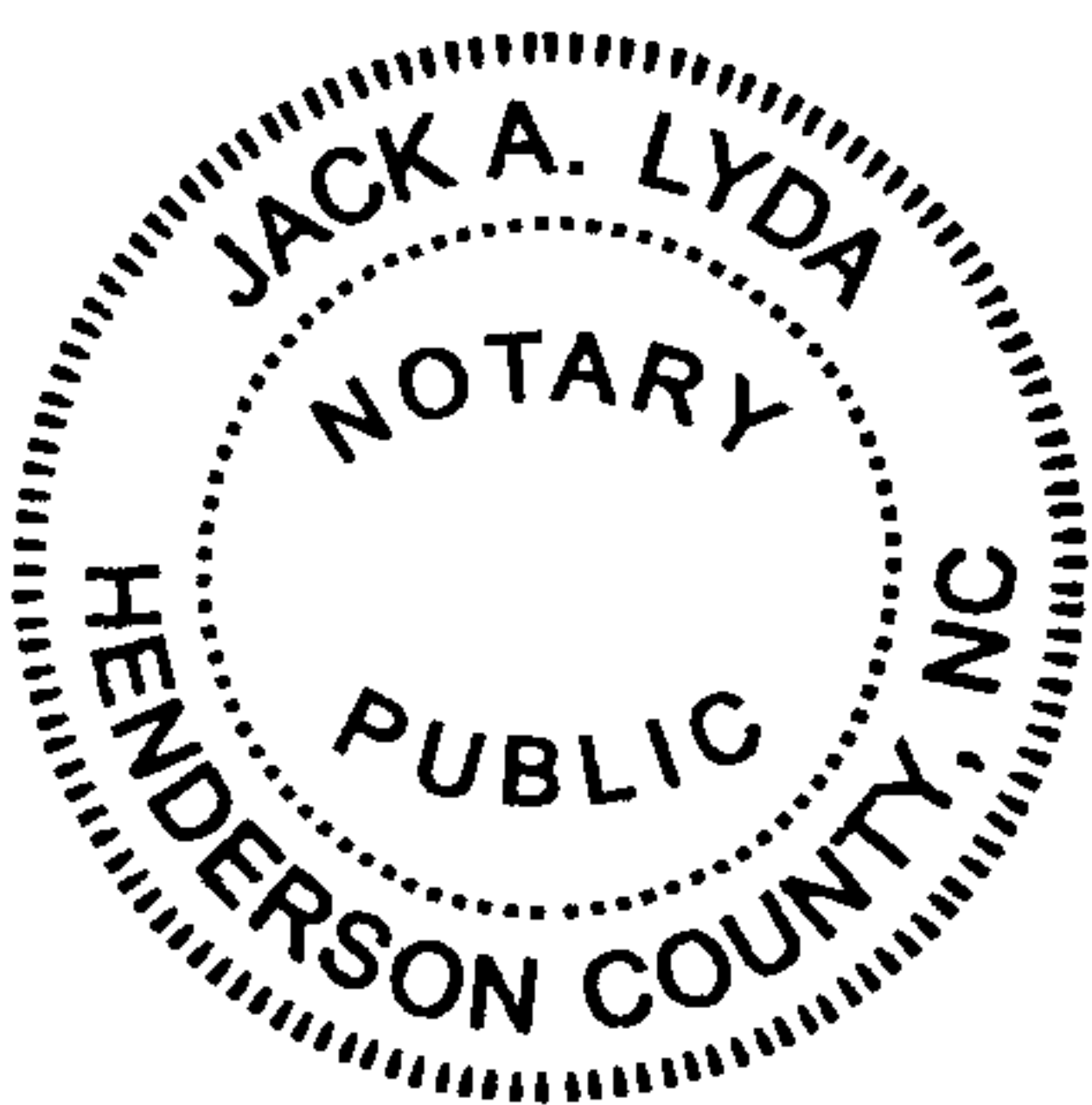
The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 3569 at Page 180 and Deed Book 4009 at Page 614.

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

Spevins R. Jones Jr. (SEAL)  
Spevins R. 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 R. 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 8th day of February, 2024.

My Commission Expires:  
3-14-2020

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

(Affix Seal)

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:

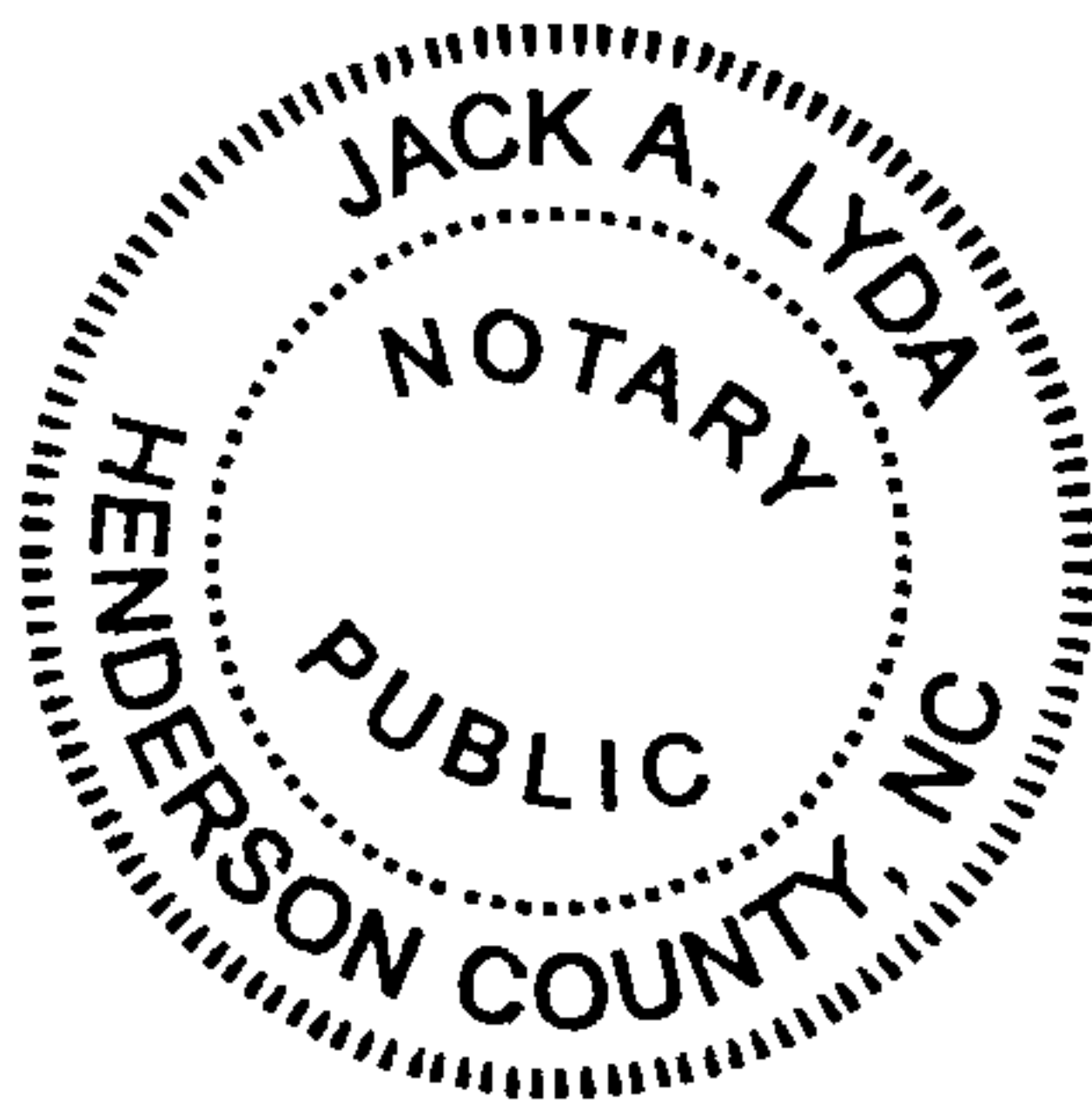
**Subject to Henderson County ad valorem taxes.**  
**Subject to Restrictions, Easements, and Rights of Way of Record.**

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

Michael C. Jones (SEAL)  
Michael C. Jones

Cecilia Jones (SEAL)  
Cecilia Jones

State of North Carolina - County of Henderson



I, the undersigned Notary Public of the County and State aforesaid, certify that, Michael C. Jones and wife, Cecilia 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 8<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"

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, WITH ALL IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN HENDERSON COUNTY, NORTH CAROLINA, CONTAINING 4.723 ACRES, MORE OR LESS, ACCORDING TO AN ALTA/NPSP LAND TITLE SURVEY FOR THE SPINX COMPANY, LLC, PREPARED BY SITE DESIGN, INC. UNDER THE SEAL AND CERTIFICATION OF A. CLAY JONES, P.L.S., NC REG. NO. L-5540, DATED JUNE 14, 2023, BEARING DRAWING NO. 230494, AND HAVING THE FOLLOWING METES AND BOUNDS TO WIT:

BEGINNING AT AN IRON PIN SET 1/2" REBAR LOCATED ON THE NORTHEASTERN RIGHT OF WAY OF OLD SPARTANBURG ROAD (SR 1828), N02-25-32W 5135.86 FEET FROM USGS MONUMENT FB0333, THENCE RUNNING ALONG SAID RIGHT OF WAY, N22-13-06W 65.25 FEET TO AN IRON PIN SET 1/2" REBAR, THENCE N14-54-41W 98.59 FEET TO AN OLD NCDOT CAP, THENCE N27-19-02W 103.39 FEET TO AN IRON PIN SET 1/2" REBAR, THENCE WITH A CURVE TO THE LEFT HAVING A LENGTH OF 169.66 FEET, A RADIUS OF 1655.00 FEET AND A CHORD BEARING AND DISTANCE OF N34-48-52W 169.59 FEET TO AN IRON PIN OLD 5/8" REBAR LOCATED ON THE SOUTHERN END OF A SITE TRIANGLE AT THE INTERSECTION OF THE NORTHEASTERN RIGHT OF WAY OF OLD SPARTANBURG ROAD (SR 1828) AND THE SOUTHEASTERN RIGHT OF WAY OF UPWARD ROAD (SR 1783), THENCE RUNNING ALONG SAID SITE TRIANGLE, N05-29-01E 61.29 FEET TO AN OLD NCDOT CAP LOCATED ON THE NORTHERN END OF SAID SITE TRIANGLE LOCATED ON THE SOUTHEASTERN RIGHT OF WAY OF UPWARD ROAD (SR 1783), THENCE RUNNING ALONG SAID RIGHT OF WAY, N50-23-14E 72.56 FEET TO AN IRON PIN OLD 5/8" REBAR, THENCE N50-37-23E 288.31 FEET TO AN OLD NCDOT CAP, THENCE N52-10-34E 54.50 FEET TO AN IRON PIN OLD 5/8" REBAR, THENCE LEAVING THE SOUTHEASTERN RIGHT OF WAY UPWARD ROAD (SR 1783) S49-04-21E 304.99 FEET TO AN IRON PIN OLD 3/4" OPEN TOP PASSING AN IRON PIN OLD 3/4" OPEN TOP @ 268.28 FEET, THENCE S35-14-50W 351.18 FEET TO AN IRON PIN OLD 3/4" OPEN TOP, THENCE S53-56-40E 123.20 FEET TO AN IRON PIN OLD 1/2" REBAR LOCATED ON THE NORTHWESTERN RIGHT OF WAY OF BELL AVENUE (SR 1785), THENCE RUNNING ALONG SAID RIGHT OF WAY, S35-57-19W 100.17 FEET TO AN IRON PIN OLD 3/4" OPEN TOP, THENCE LEAVING THE NORTHWESTERN RIGHT OF WAY OF BELL AVENUE (SR 1785), N53-51-32W 122.00 FEET TO AN IRON PIN OLD 1/2" REBAR, THENCE S36-01-53W 175.75 FEET TO THE POINT OF BEGINNING.