

This document presented and filed:  
01/04/2023 11:20:50 AM

WB

WILLIAM LEE KING, Henderson COUNTY, NC  
Transfer Tax: \$90.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$90.00

Parcel Identifier No. 102824      Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: C. Page Collie – 1645 Asheville Highway, Hendersonville, NC 28791

This instrument was prepared by: C. Page Collie (Deed Preparation Only – No Title Search Performed)

Brief description for the Index:

THIS DEED made this 20th day of September, 2022, by and between

GRANTOR

GRANTEE

JOAN COOLEY, Single, and  
DORA Y. BROWN and husband, WILLIE  
BROWN

JAMES T. SMITH, Jr., and wife,  
EDITH A. SMITH

Address: 1711 Sunridge Wind Drive  
Charlotte, NC 28262

Address: P.O. Box 2352  
Hendersonville, NC 28793

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

The property being transferred by this Deed does include the primary residence of the Grantors.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 978, at Page 214, Henderson County, North Carolina Register of Deeds Office.



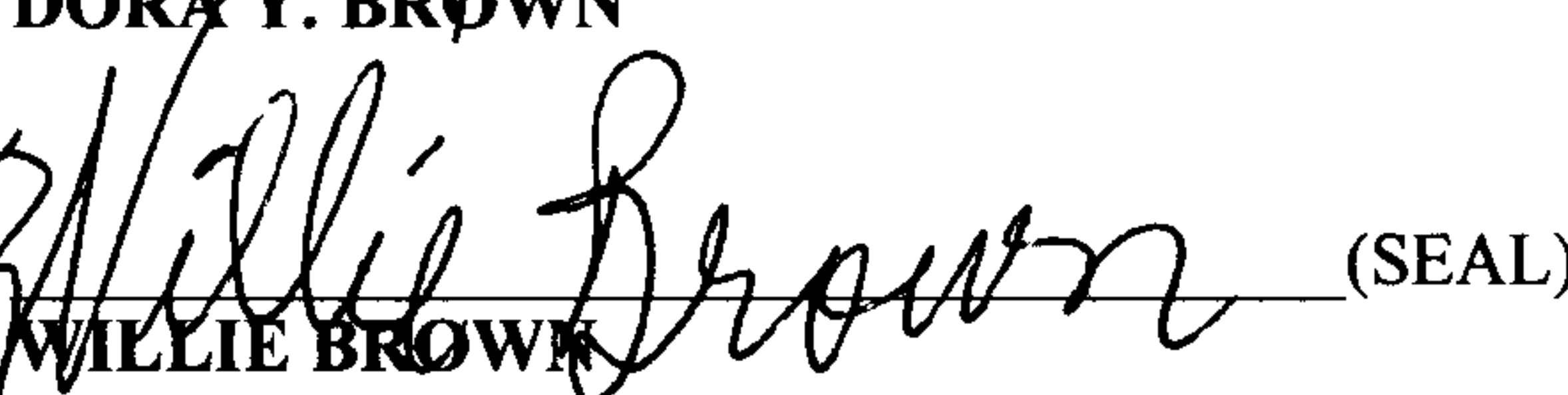
A map showing the above-described property is recorded in Plat Book \_\_\_\_, at Page \_\_\_\_, and re-indexed in Plat Cabinet \_\_\_\_, at Slide \_\_\_\_, Henderson County, North Carolina Register of Deeds Office.

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, and are now due and payable, easements, rights of way and restrictions of record.**

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

 (SEAL)  
JOAN COOLEY  
 (SEAL)  
DORA Y. BROWN  
 (SEAL)  
WILLIE BROWN

SEAL-STAMP

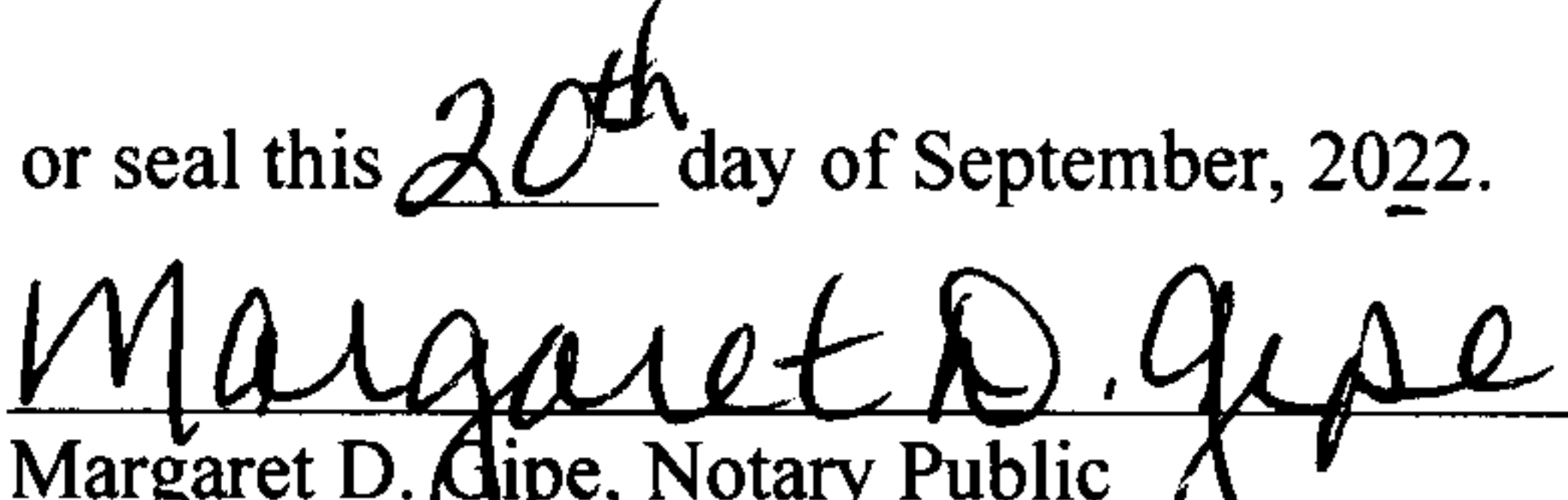
State of North Carolina – County of Henderson



I, Margaret D. Gipe, the undersigned Notary Public of the County and State aforesaid, certify that **JOAN COOLEY, Single**, Grantors, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

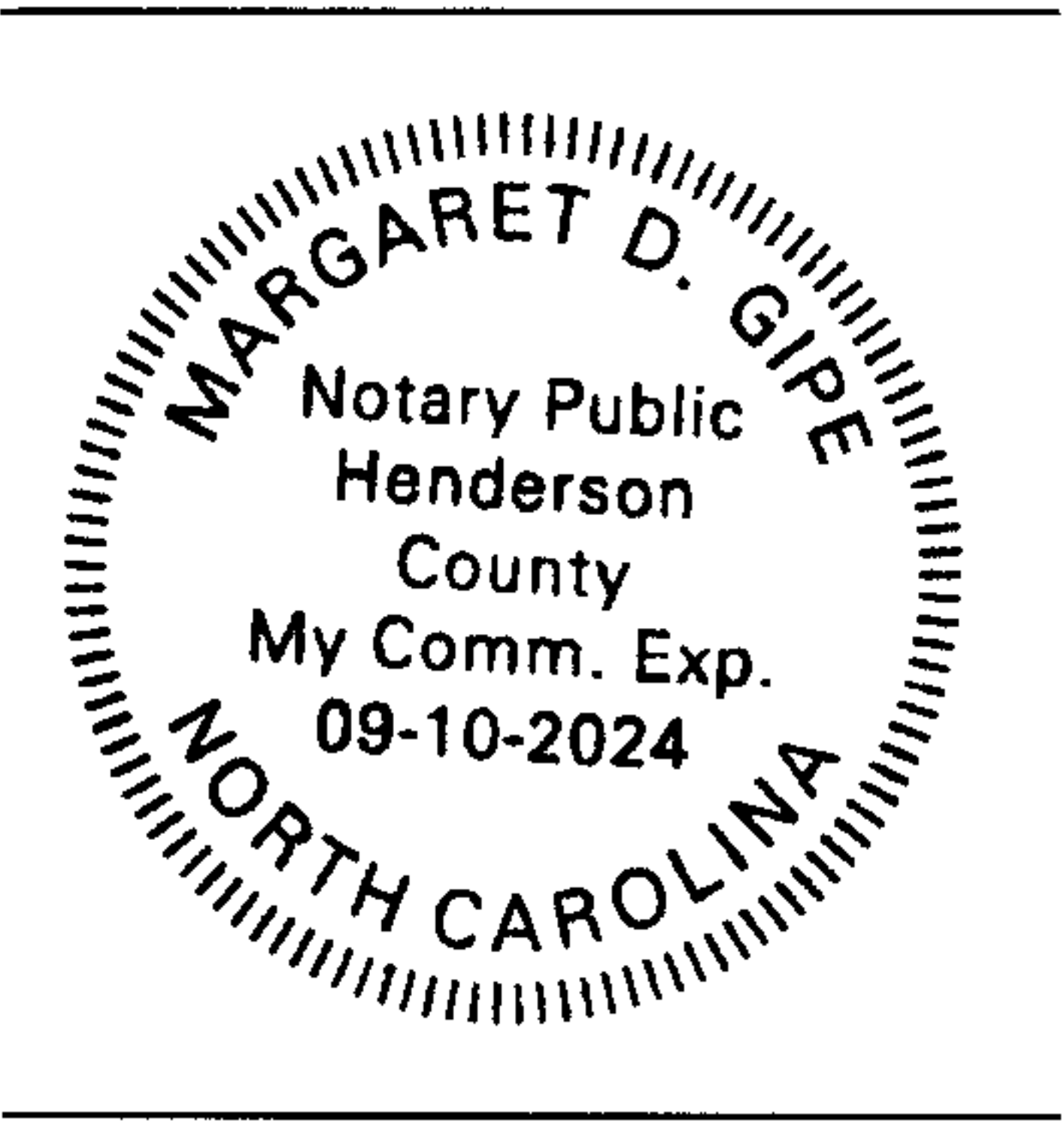
Witness my hand and Notarial stamp or seal this 20<sup>th</sup> day of September, 2022.

My Commission Expires:  
9/10/2024

  
Margaret D. Gipe, Notary Public

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 **DORA Y. BROWN and husband, WILLIE BROWN**, 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 20<sup>th</sup> day of September, 2022.

My Commission Expires:  
9/10/2024

Margaret D. Gipe  
Margaret D. Gipe, Notary Public



**EXHIBIT A**

**LYING AND BEING IN HENDERSONVILLE TOWNSHIP,  
HENDERSON COUNTY, NORTH CAROLINA**

**BEGINNING** at a stake and fence post at the intersection of the East margin of Oak Street with the South margin of Geneva Street, and running thence with the South margin of Geneva Street, North 79° 15' East 130.4 feet to a stake; thence South 12° East 51.5 feet to a stake in the old line; thence with said old line, South 78° 30' West 121 feet to a stake in the East margin of Oak Street; thence with the East margin of Oak Street, North 22° 35' West 53.5 feet to the **BEGINNING**.

**AND BEING** the same property conveyed to Joan Cooley and Dora Y. Brown as joint tenants with right of survivorship by Deed recorded on February 3, 1999, in Deed Book 978, at Page 214, in the Henderson County Registry.

22-565/Smith