

BK 4301 PG 277 - 278 (2)

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Fee: \$26.00

Henderson County, North Carolina

Tax: \$1,183.00

William Lee King, Register of Deeds

Doc Stamps \$1,183.00

→ Prepared by: L. K. Massagee
Deed Preparation Only

This instrument is prepared by L. K. Massagee, a licensed North Carolina attorney. Delinquent taxes, if any are to be paid by the closing attorney to the County Tax Collector upon disbursement of closing proceeds.

STATE OF NORTH CAROLINA

GENERAL WARRANTY DEED

COUNTY OF HENDERSON

THIS DEED is made and entered into this 11th day of June, 2025, by and between Lisa C. Kneedler and husband, John E. Kneedler (herein collectively referred to as the "party of the first part" and having a mailing address of 424 Mountain View Dr, Columbus, NC 28722) and Christy Gail Thompson (the "party of the second part" and having a mailing address of 1401 Highland Ave, Hendersonville, NC 28792);

WITNESSETH:

The said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) 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 said party of the second part, her heirs and assigns, a certain tract or parcel of land lying and being in Henderson County, North Carolina, more particularly described as follows:

BEGINNING at a stake standing in the Southwest margin of Highland Avenue, said stake standing South 39 deg. 30 min. East 339 feet from the point of intersection of the outside line of the Mount Royal Subdivision with the Southwest margin of Highland Avenue and running thence from said beginning point South 50 deg. 30 min. West 142 feet to a stake in the Northeast margin of Laurel Lane; thence with said margin of said Lane South 42 deg. 30 min. East 120.14 feet to an iron pin in the Northwest corner of Lot 37; thence with the North line of Lot 37 North 50 deg. 30 min. East 135.78 feet to an iron pin in the Southwest margin of Highland Avenue; thence with said margin of said Avenue North 39 deg. 30 min. West 120 feet to the point of BEGINNING and being all of Lots 38, 39 and the Southern 20 feet of Lot 40 of the Mount Royal Subdivision as per plat recorded in Plat Book 1, Page 91 and re-indexed in Plat Cabinet B, Slide 46A in the Henderson County, North Carolina Register of Deeds Office.

And being all of that property described by deed recorded in Deed Book 1640, Page 38, Henderson County Registry.

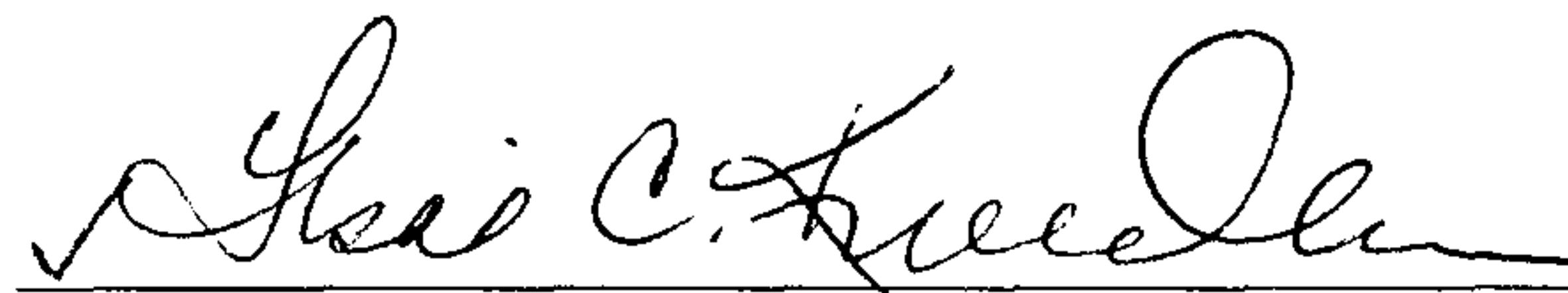
TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all privileges and appurtenances thereunto belonging, to the said party of the second part, her heirs and assigns, in fee simple forever.

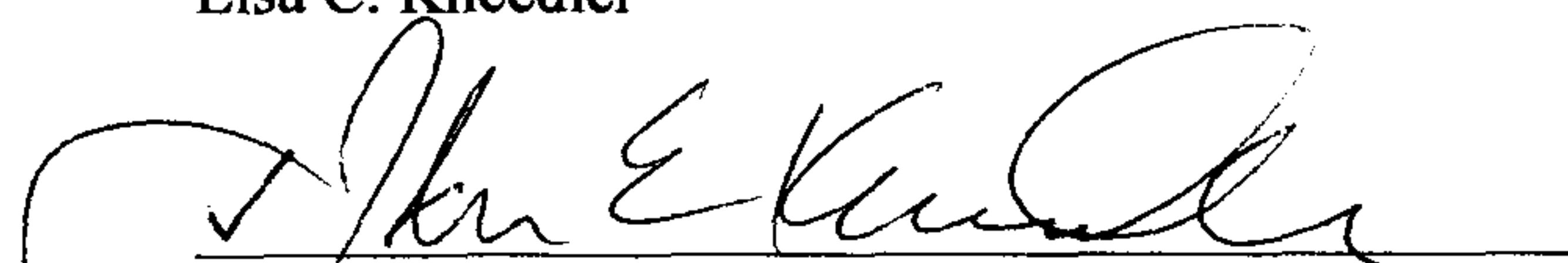
submitted electronically by "Staton Law P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Henderson County Register of Deeds.

And said party of the first part does covenant that they are seized of said lands in fee simple and have 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. This conveyance and these warranties are made subject to the rights-of-way of Highland Avenue and Mount Royal Lane (also known as Laurel Lane), to the utility easements and restrictive covenants of record, and to 2025 Henderson County and City of Hendersonville ad valorem property taxes.

The real property conveyed herein includes the primary residence of the party of the first part.

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

 (SEAL)
Lisa C. Kneedler

 (SEAL)
John E. Kneedler

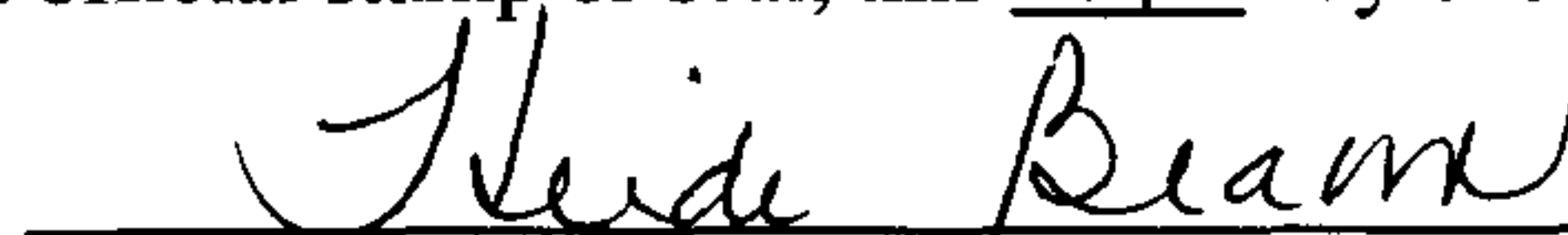
STATE OF NORTH CAROLINA

COUNTY OF HENDERSON

I, a Notary Public of the County and State aforesaid, certify that Lisa C. Kneedler and John E. Kneedler 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 11 day of June, 2025.

My Commission Expires:

11-24-2027


Notary Public

