

BK 3426 PG 485 - 494 (10) DOC# 916396
This Document eRecorded: 12/13/2019 09:22:16 AM
Fee: \$26.00
Henderson County, North Carolina
William Lee King, Register of Deeds

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,340.00

Parcel Identifier No. 9960819 Verified by Henderson County on the ____ day of _____, 20____
By: _____

Mail/Box to: PETER KANIPE, McGUIRE, WOOD & BISSETTE, 44 Patton Avenue, Asheville, NC 28801

This instrument was prepared by: TIKKUN A.S. GOTTSCHALK, a N.C. licensed attorney, DEUTSCH & GOTTSCHALK, P.A.

Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index: _____

THIS DEED made this 12th day of December, 2019 by and between

GRANTOR

TOMMY R. KING and wife, SHARON KING, GARY E. KING and wife, ELAINE KING, MELBA K. BALLARD and husband, LARRY W. BALLARD, PAULA J. KING, unmarried, KEVIN P. KING and wife, AMBER KING, KYLA N. JOHNSON and husband, DAVID JOHNSON, JEREMY J. KING and wife, KELLI KING, being all the heirs and spouses of heirs of MARY FRANCES KING, deceased
328 Blackwell Drive
Hendersonville, NC 28792

GRANTEE

LIVING SAVIOR EVANGELICAL LUTHERAN CHURCH, a North Carolina nonprofit and corporation
301 Overlook Road
Asheville, NC 28803

WHEREAS, MARY FRANCES KING was the prior owner of the Property described herein as shown on that Deed recorded in Book 636, at page 715, Henderson County Registry; and

WHEREAS, MARY FRANCES KING died intestate in Henderson County, North Carolina, on December 2, 2012, as set forth in Estate File No. 12-E-981, on file with the Clerk of Superior Court of Henderson County; and

WHEREAS, at the time of the death of MARY FRANCES KING, TOMMY R. KING, GARY E. KING, MELBA K. BALLARD and GRADY P. KING were her sole heirs and devisees; and

WHEREAS, GRADY P. KING died on October 24, 2017 in Henderson County, North Carolina, leaving a wife, PAULA J. KING and three children, KEVIN P. KING, KYLA KING JOHNSON and JEREMY J. KING, who are the sole heirs and devisees of GRADY P. KING; and

WHEREAS, the heirs of MARY FRANCES KING AND GRADY P. KING and their respective spouses, execute this Deed for the purpose of conveying the Property described herein to the Grantees;

NOW, THEREFORE, THIS CONVEYANCE:

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 HENDERSON County, North Carolina and more particularly described as follows:

BEING ALL THAT PROPERTY SET FORTH ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

THIS DEED HAS BEEN PREPARED BY THE LAW FIRM OF DEUTSCH & GOTTSCHALK, P.A., BY TIKKUN A.S. GOTTSCHALK, A LICENSED NORTH CAROLINA ATTORNEY, WITHOUT REVIEW OR EXAMINATION OF THE HEREIN DESCRIBED PROPERTY AND NO OPINION OR REPRESENTATIONS ARE BEING MADE, EITHER EXPRESS OR IMPLIED, BY SAID LAW FIRM OR ANY OF ITS ATTORNEYS. DELINQUENT TAXES, IF ANY, SHALL BE PAID BY THE CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR UPON DISBURSEMENT OF CLOSING PROCEEDS.

The property hereinabove described was acquired by Grantor by instrument recorded in Book ____, page ____.

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 Book ____, page ____.

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:

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

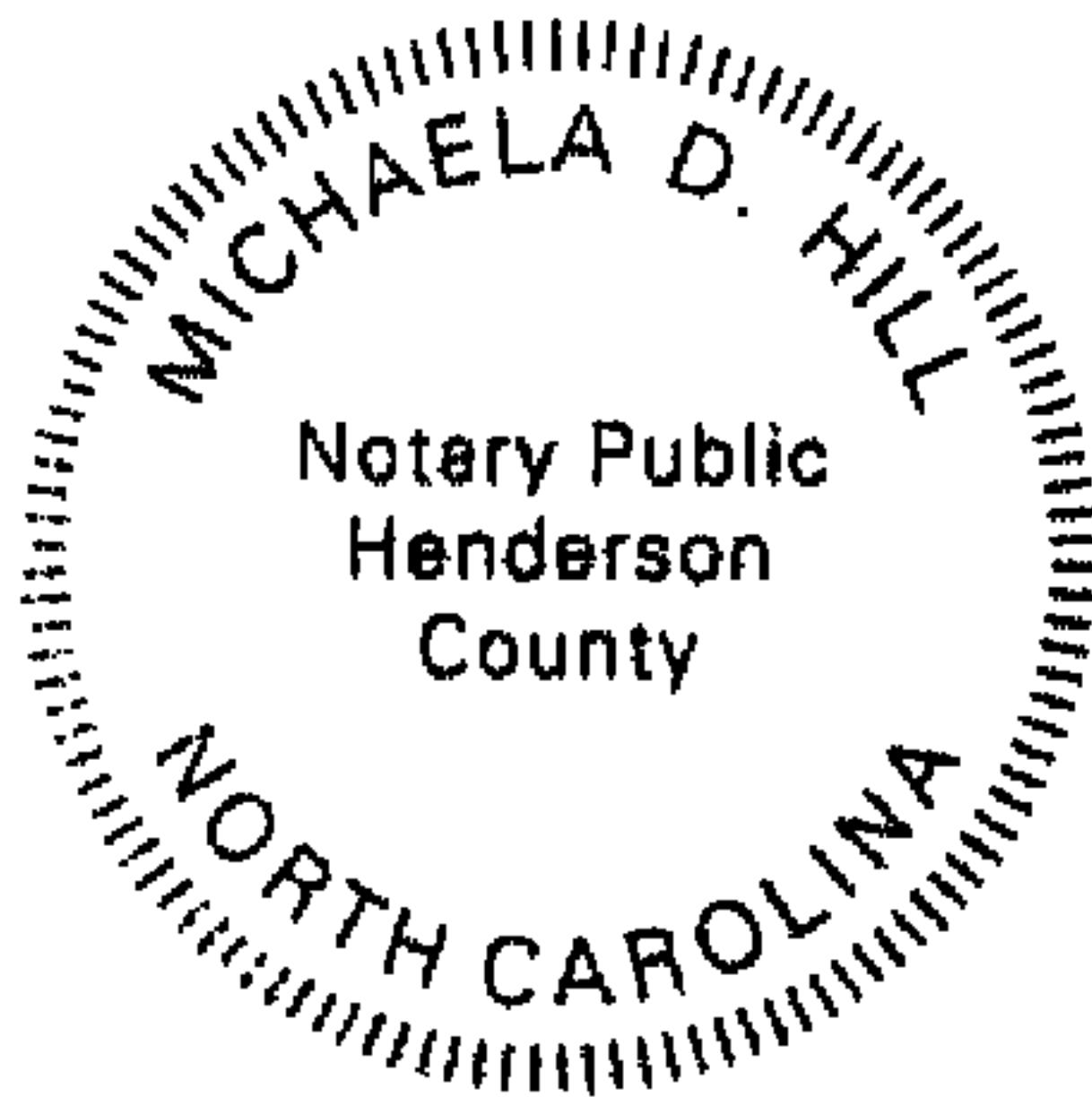
Tommy R. King (Seal)
TOMMY R. KING

Sharon King (Seal)
SHARON KING

Henderson
Duncombe County, North Carolina

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **TOMMY R. KING and wife, SHARON KING, Grantor herein.**

Date: 12-11-19



Michaela D. Hill
Michaela D. Hill
Printed Name, Notary Public

My Commission expires: 02-04-2024

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

Gary E King (Seal)
GARY E. KING

Elaine King (Seal)
ELAINE KING

Henderson
~~Buncombe~~ County, North Carolina

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:
GARY E. KING and wife, ELAINE KING, Grantor herein.

Date: 12-11-19.



Michaela D. Hill
Michaela D. Hill
Printed Name, Notary Public

My Commission expires: 02-04-2024

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

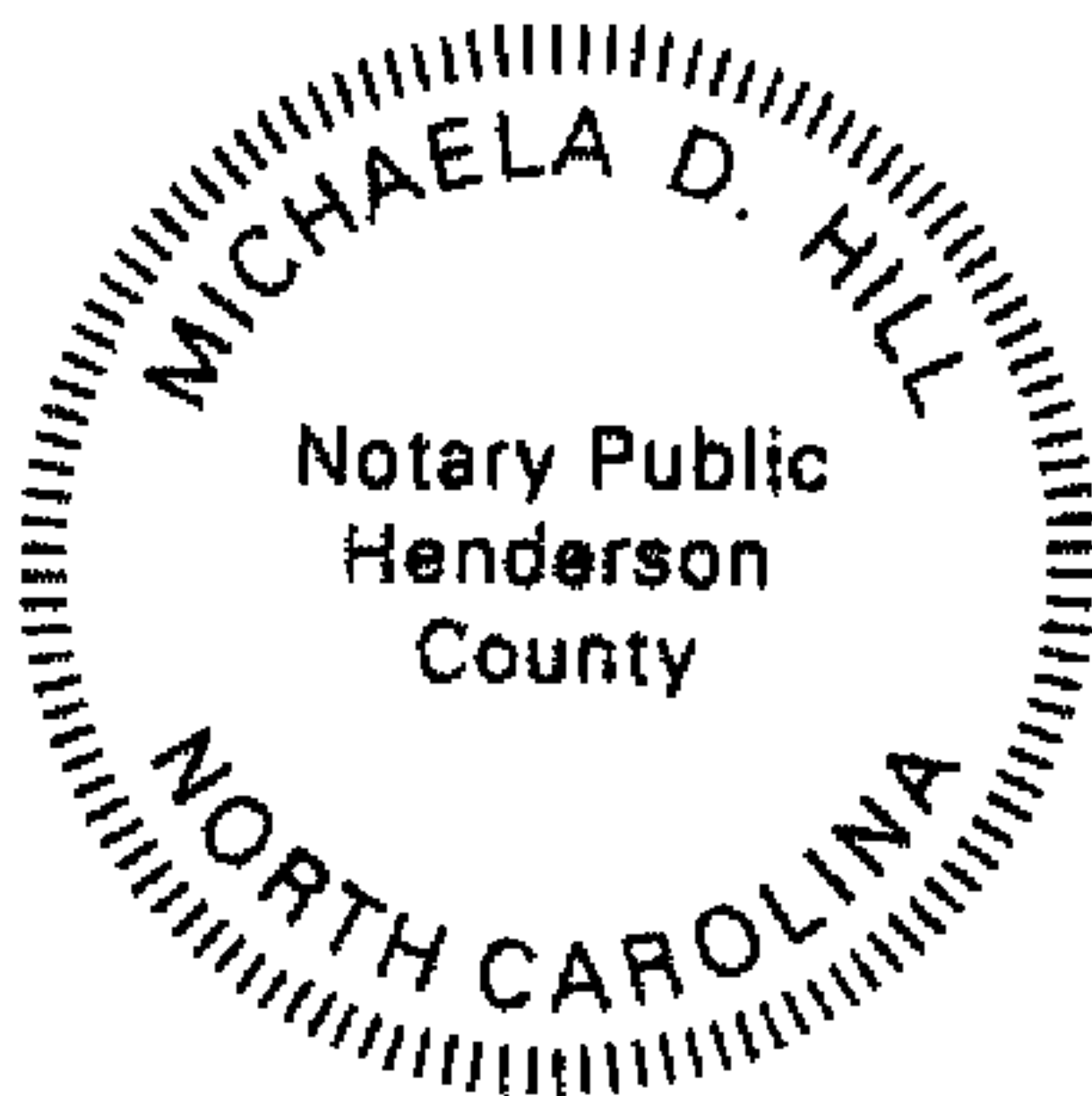
Melba K. Ballard (Seal)
MELBA K. BALLARD

Larry W. Ballard (Seal)
LARRY W. BALLARD

Henderson
~~Buncombe~~ County, North Carolina

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: MELBA K. BALLARD and husband, LARRY W. BALLARD, Grantor herein.

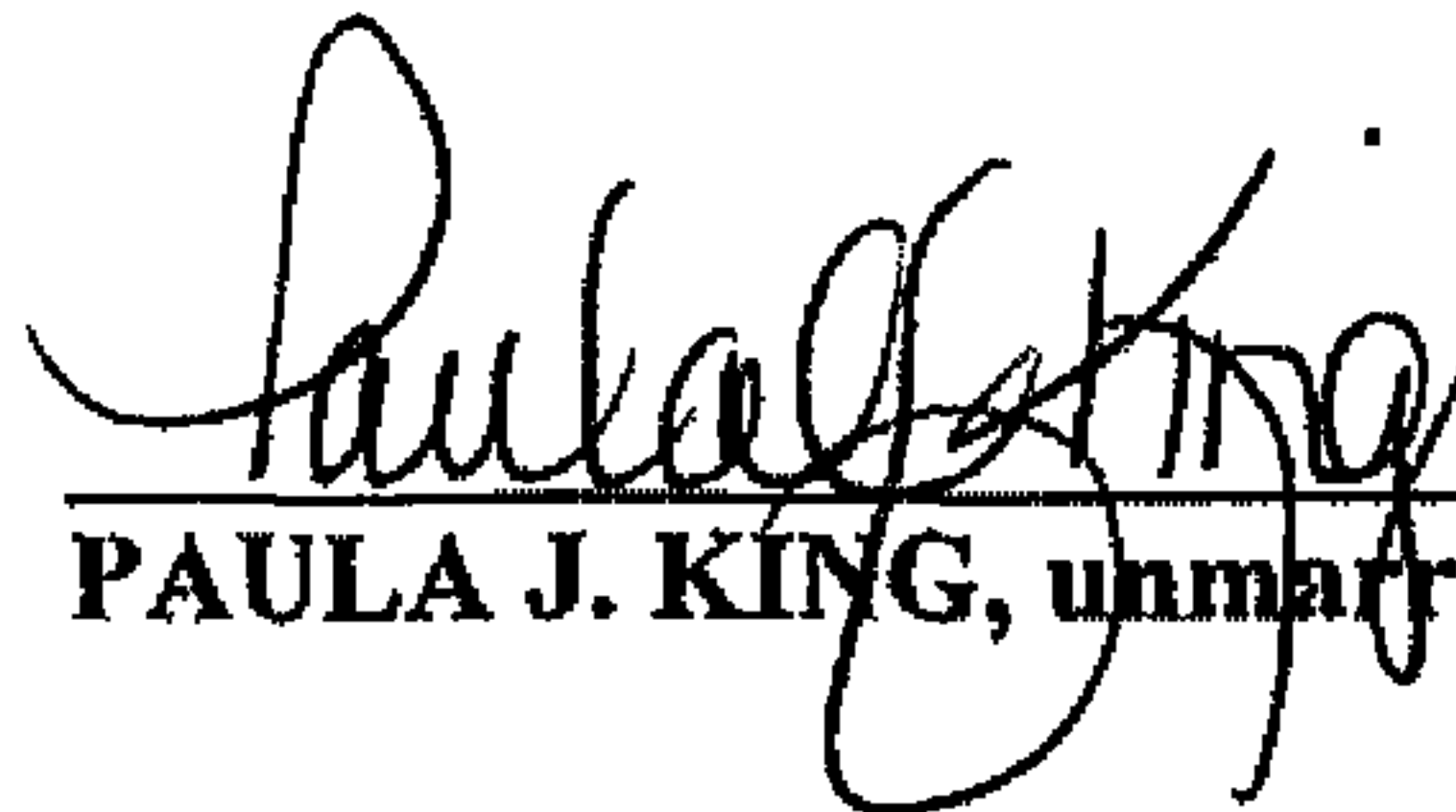
Date: 12-10-19.



Michaela D. Hill
Michaela D. Hill
Printed Name, Notary Public

My Commission expires: 02-04-2024

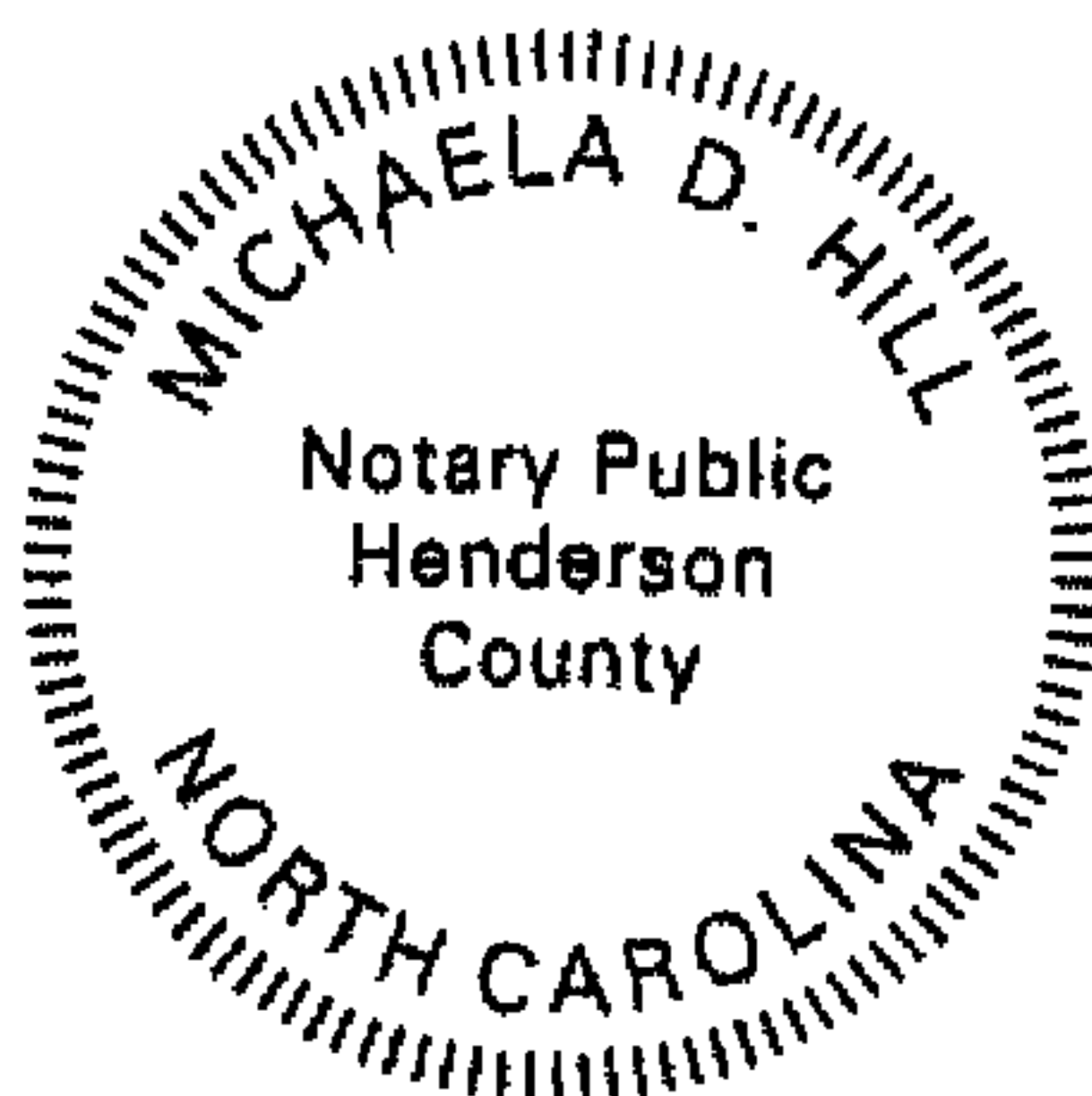
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.



_____(Seal)
PAULA J. KING, unmarried

Henderson
Buncombe County, North Carolina

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:
PAULA J. KING, unmarried, Grantor herein.


Date: 12-10-19.

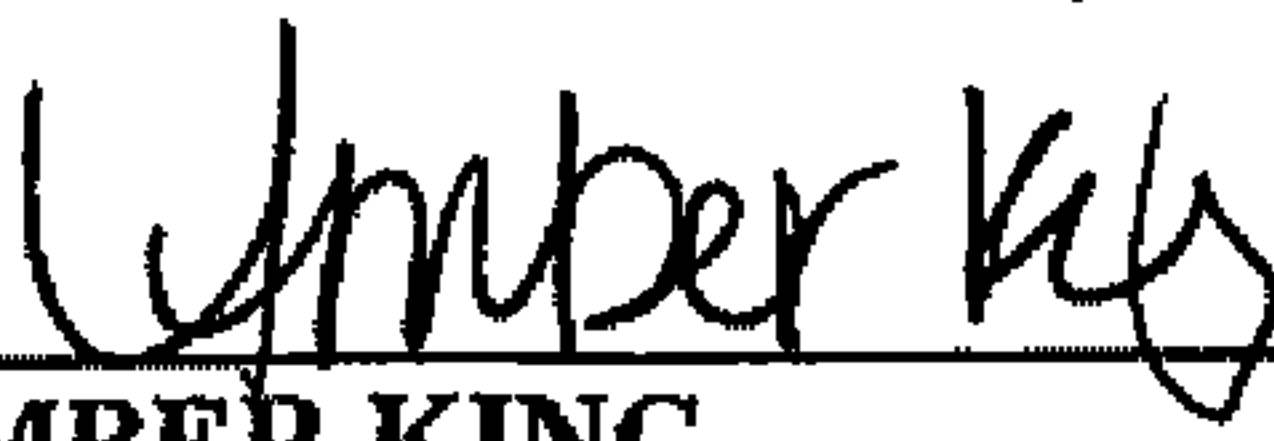




Michaela D. Hill
Printed Name, Notary Public
My Commission expires: 02-04-2024

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


_____(Seal)
KEVIN P. KING



_____(Seal)
AMBER KING

~~Henderson~~
Buncombe County, North Carolina

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **KEVIN P. KING and wife, AMBER KING, Grantor herein.**

Date: 12-10-19.



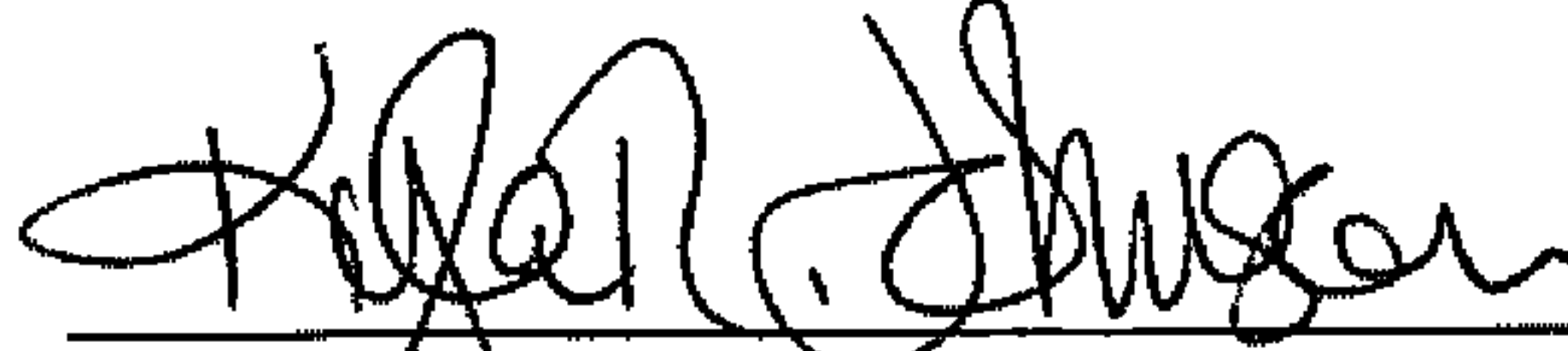



Michaela D. Hill

Printed Name, Notary Public

My Commission expires: 02-01-2024

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

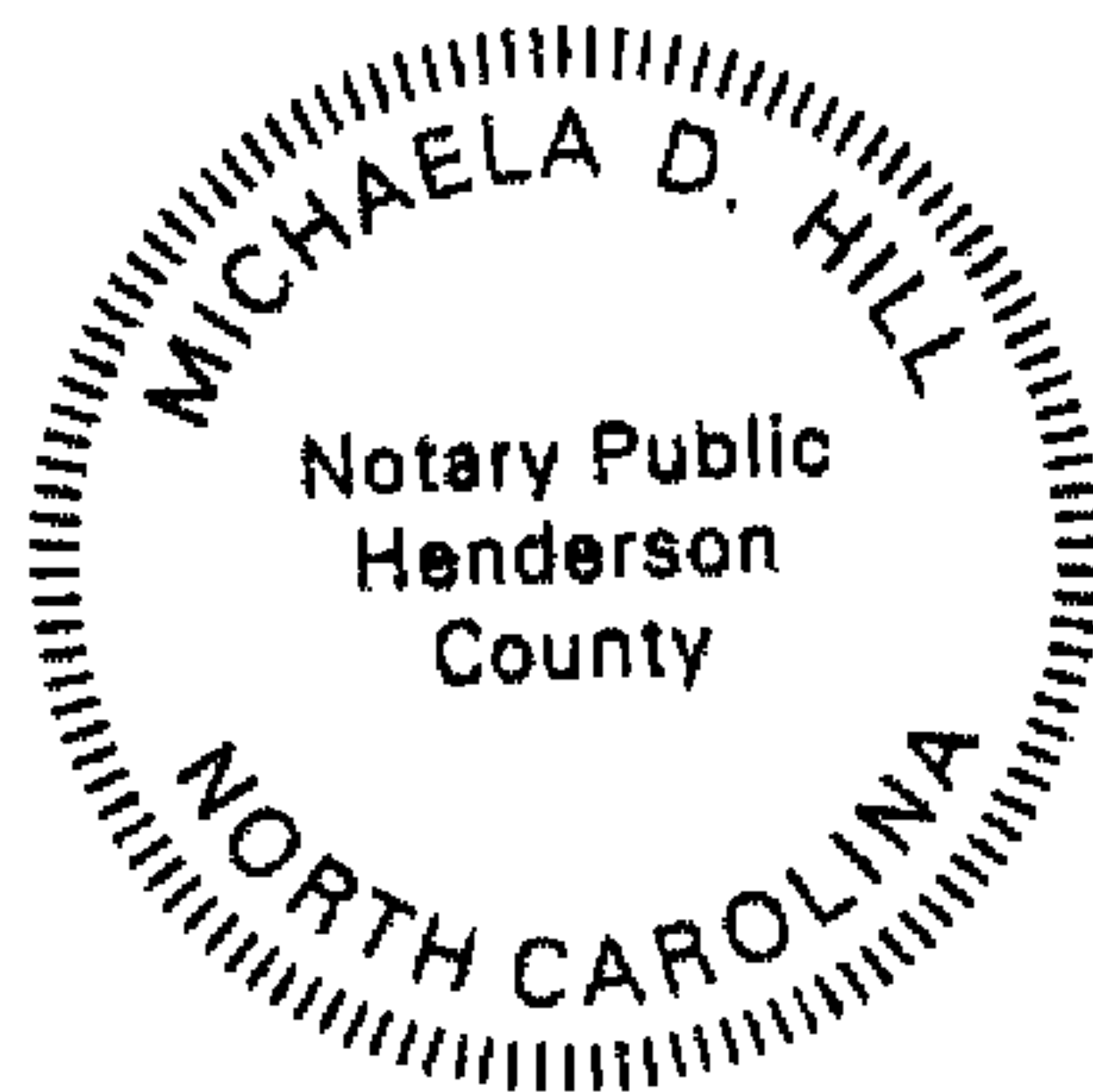
 (Seal)
KYLA N. JOHNSON


 (Seal)
DAVID JOHNSON

Henderson
Buncombe County, North Carolina

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: KYLA N. JOHNSON and husband, DAVID JOHNSON, Grantor herein.


Date: 12-11-19.




Michaela D. Hill
Printed Name, Notary Public

My Commission expires: 02-01-2024

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



JEREMY J. KING (Seal)



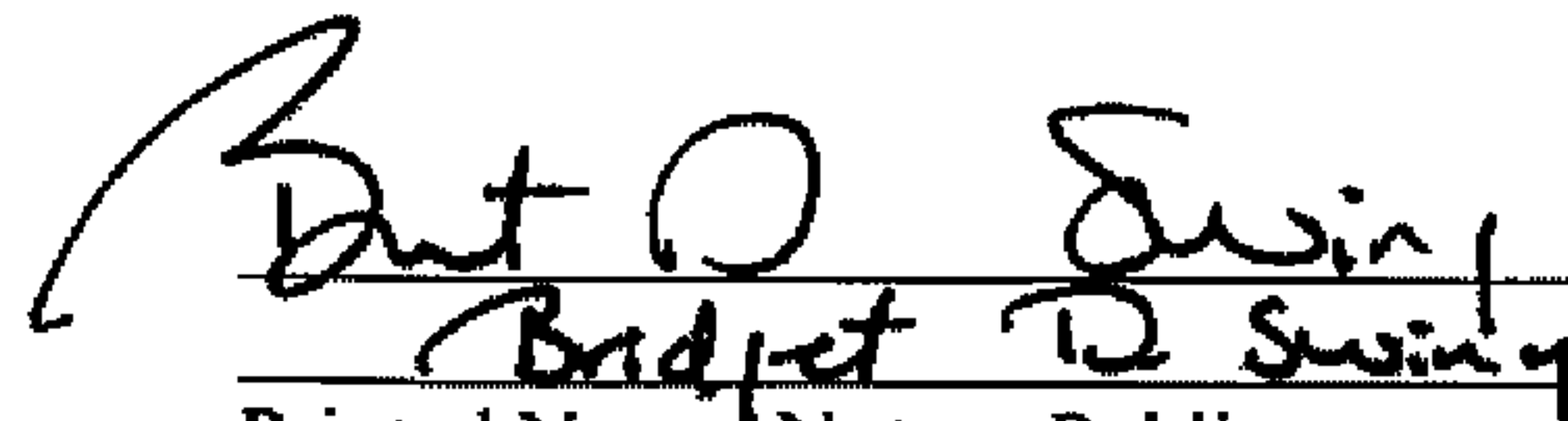
KELLI KING (Seal)

Henderson

~~Buncombe~~ County, North Carolina

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: JEREMY J. KING and wife, KELLI KING, Grantor herein.

Date: 12-11-2019.



Bridget D. Swing
Printed Name, Notary Public

My Commission expires: May 3, 2020

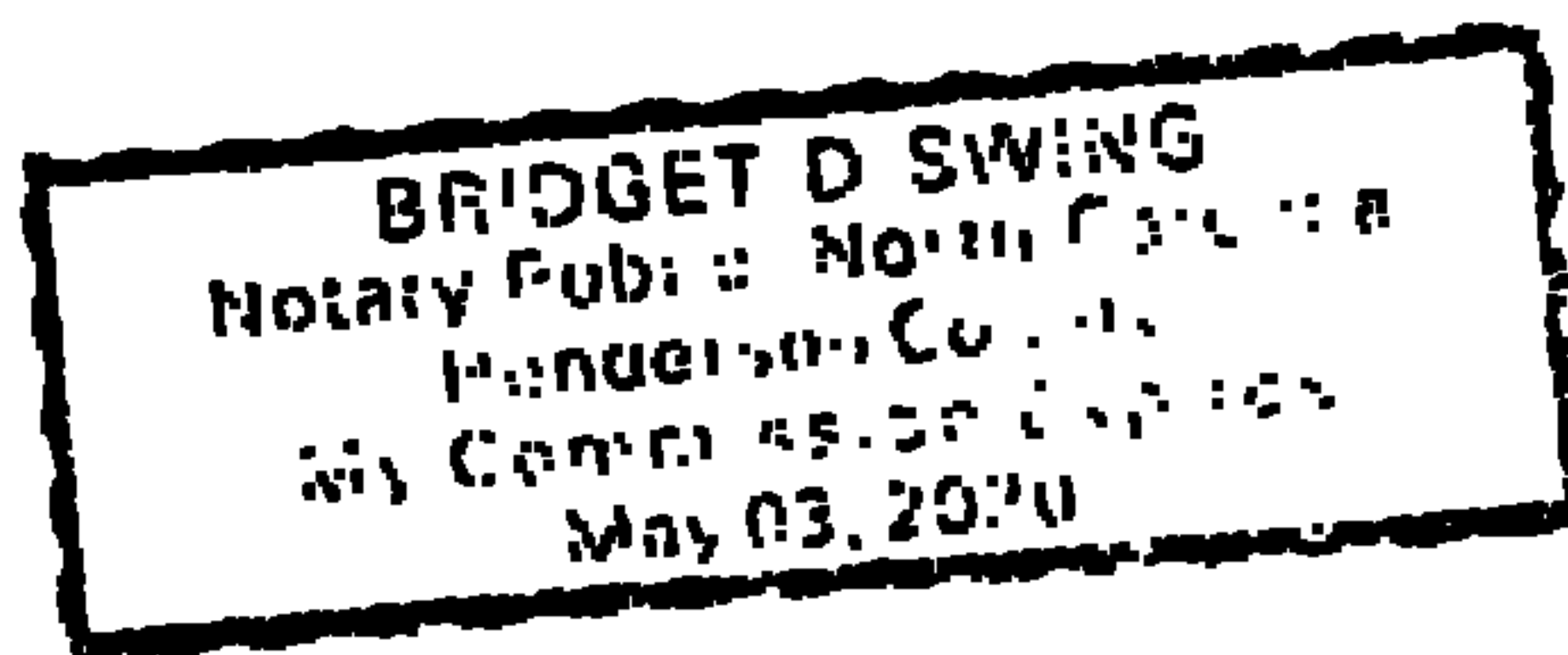


EXHIBIT A

BEGINNING at a stake in the North side of the Hendersonville-Upward Road, said stake standing South 12 deg. West 69.3 feet from the West column of the porch of the former R.L. Jones residence, and running thence North 16 deg. 10 min. 03 sec. West 303.09 feet to a point; thence from said point North 13 deg. 25 min. 03 sec. West 48.99 feet to a point in the S.D. Case property; thence with the S.D. Case property line North 80 deg. 08 min. 40 sec. West 474.39 feet to a metal axle driven in the ground; thence South 27 deg. 46 min. 57 sec. West 459 feet; thence South 23 deg. 25 min. 56 sec. West 72.56 feet to a stake in the edge of the road; thence South 18 deg. 18 min. 57 sec. West 19.04 feet; thence South 14 deg. 16 min. 10 sec. East 20.91 feet; thence South 42 deg. 15 min. 58 sec. East 20.30 feet to a stake in the edge of Upward Road; thence North 80 deg. 30 min. 46 sec. East 68.44 feet to a stake in the edge of the Upward Road; thence North 78 deg. 50 min. 44 sec. East 62.76 feet to a stake to edge of Upward Road; thence North 80 deg. 37 min. 39 sec. East 73.77 feet to a stake in the edge of Upward Road; thence North 84 deg. 16 min. 39 sec. East 97 feet to a stake in edge of said road; thence North 89 deg. 33 min. 42 sec. East 25.34 feet; thence same course 60.81 feet; thence continuing with said road South 88 deg. 49 min. 03 sec. East 106.17 feet to a stake in the edge of said road and the Southwest corner of a lot containing 0.40 acres, thence with the South edge of said lot North 88 deg. 31 min. 05 sec. East to a stake in the edge of said lot and road 56.17 feet; thence North 80 deg. 33 min. 17 sec. East 54.34 feet to a stake the corner of another lot containing 0.345 acres; thence with the South line of said lot and the edge of said road as follows: North 80 deg. 33 min. 17 sec. East 48.42 feet; thence continuing with the edge of said road North 73 deg. 02 min. 45 sec. East 51.43 feet; thence with the South line of lot containing 0.344 acres and the edge of said road, North 73 deg. 02 min. 45 sec. East 171.69 feet to the BEGINNING.

BEING ALL of that property described in Book 636, Page 715 of the Henderson County Registry

LESS AND EXCEPT from the above-described property all of those tracts described in Book 783, Page 138; Book 942, Page 659; and Book 1341, Page 213 of the Henderson County Registry.