

BK 3648 PG 644 - 647 (4)

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This Document eRecorded:

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Fee: \$26.00

Henderson County, North Carolina

William Lee King, Register of Deeds

Excise Tax \$140.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 9568-51-8549

Mail after recording to **Law Office of Bridget D. Swing, 101-B Chadwick Square Ct, Hendersonville, NC 28739**

This instrument was prepared by **William H. Christy**, 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. This deed was prepared at the request of the Grantor based upon information provided by the Grantor and without title examination, survey, or verification of property description.

**NORTH CAROLINA
GENERAL WARRANTY DEED**

THIS DEED made this 14 day of ^{January}~~October~~, 2021, by and between

GRANTOR

**Stephen Christopher Drake, Unmarried, a 1/2 interest, and VANESSA LEE DRAKE and spouse,
TERENCE JOHN ADRIAN, a 1/2 interest
206 Vance Street
Hendersonville, NC 28739**

GRANTEE

**Michael Murphy and spouse, Ginger Murphy
406 N. Lakeside Drive
Hendersonville, NC 28739**

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 city of _____, Hendersonville Township, Henderson County, North Carolina, and more particularly described as follows:

SEE ATTACHED DESCRIPTION

Submitted electronically by "Law Office of Bridget D. Swing PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Henderson County Register of Deeds.

All or a portion of the property herein conveyed _____ includes or _____ does not include the primary residence of a Grantor.

The property hereinabove described was acquired by Grantor by instrument in Book , Page .

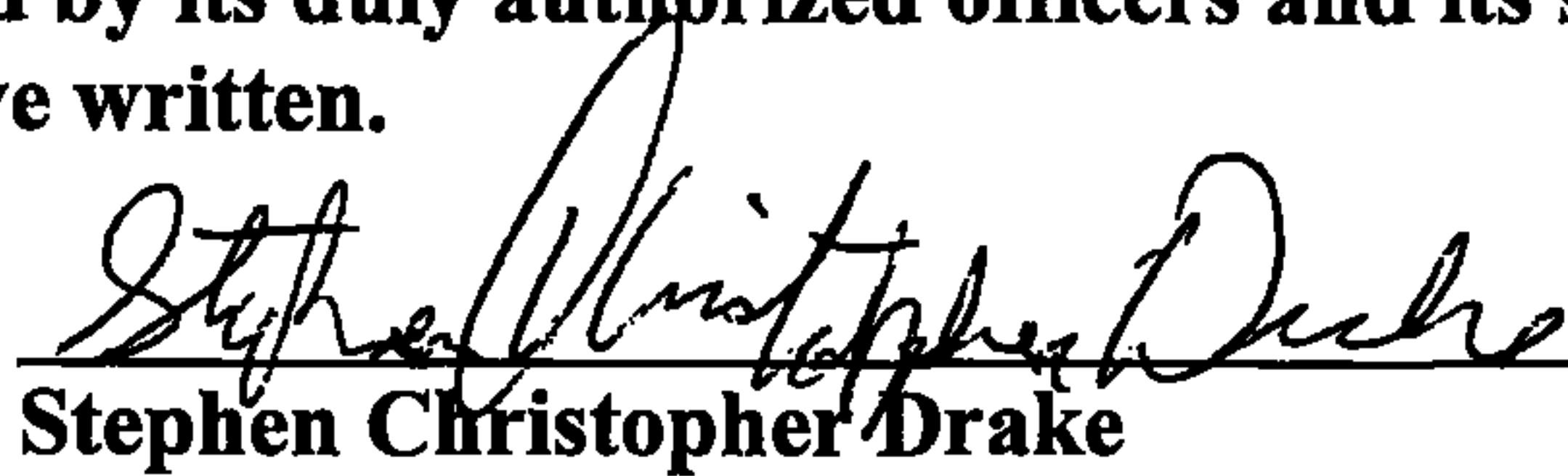
A map showing the above described property is recorded in Plat Book ___, Page ____.

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 whomever except for the exceptions hereinafter stated.

Title to the property hereinabove described is hereby conveyed subject to all valid and subsisting restrictions, reservations, covenants, conditions, rights of ways and easements properly of record, if any, ad valorem taxes for the current year and subsequent years.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, or, if corporate, has caused this Deed to be executed by its duly authorized officers and its seal to be hereunto affixed, the day and year first above written.

 (SEAL)
Stephen Christopher Drake

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

Personally appeared before me this day the said Stephen Christopher Drake, unmarried, known to me personally or who produced satisfactory evidence of their identity in the form of a driver's license, and who acknowledged that they voluntarily executed the foregoing instrument for the purposes stated therein this the 11 day of ~~October, 2020~~

January 2021

My Commission Expires:


Notary Public

WILLIAM H CHRISTY
NOTARY PUBLIC
Buncombe County
North Carolina
My Commission Expires September 13, 2025

WILLIAM H CHRISTY
NOTARY PUBLIC
Buncombe County
North Carolina
My Commission Expires September 13, 2025

Vanessa Lee Drake
VANESSA LEE DRAKE

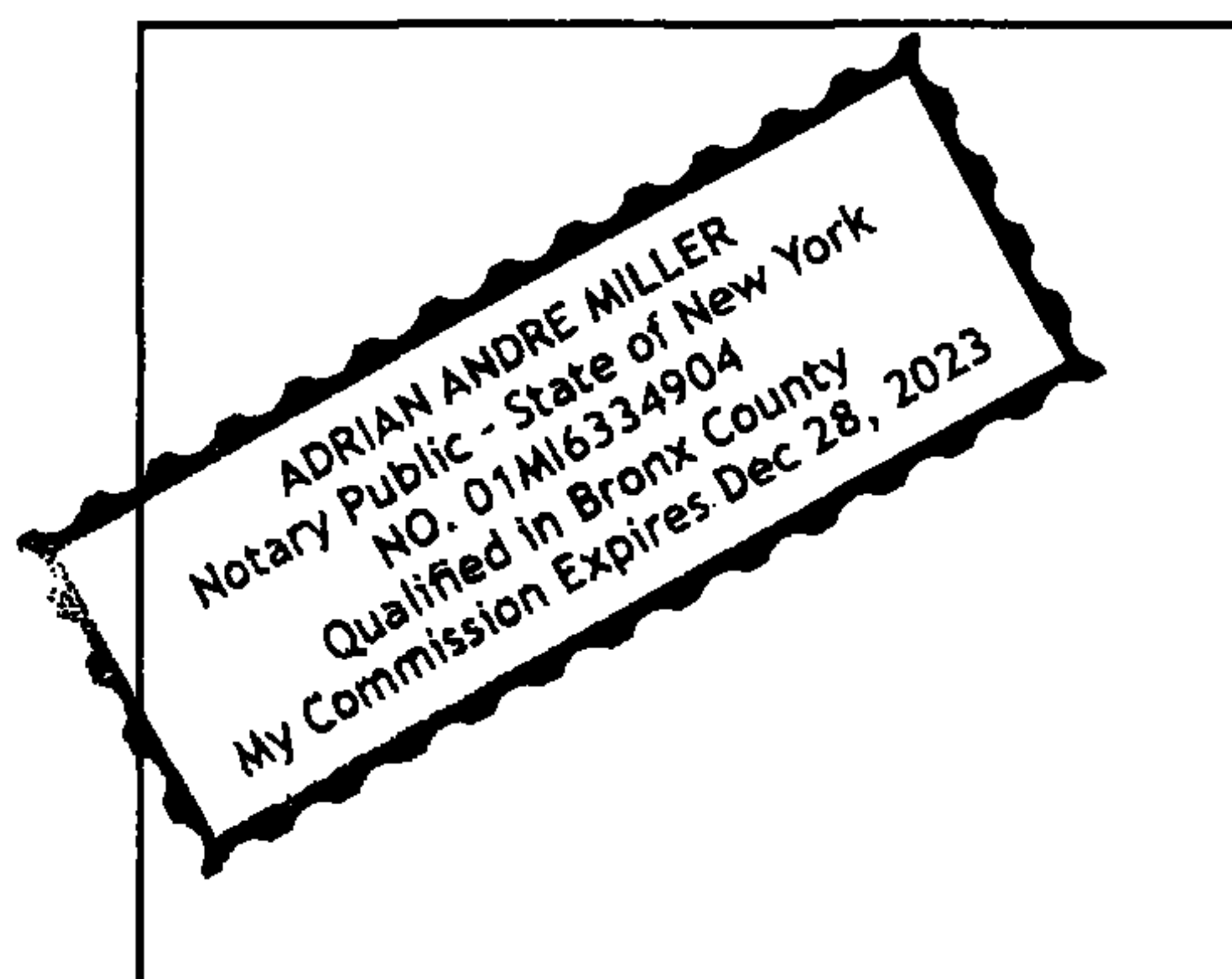
Terence John Adrian
TERENCE JOHN ADRIAN

STATE OF NEW YORK

COUNTY OF Brox

Personally appeared before me this day, the said VANESSA LEE DRAKE and spouse, TERENCE JOHN ADRIAN, known to me personally or who produced satisfactory evidence of his or her identity in the form of a driver's license, and who acknowledged that they voluntarily executed the foregoing instrument for the purposes stated therein.

This the 30th day of October, 2020.



[Signature]
Notary Public, (signature)

Adrian Miller
Print Notary's name here

My Commission expires:

12/28/2023

Firmly Press Notary Seal in Box

EXHIBIT A

Beginning at an iron pin standing S86°00'00"E 279.39' from the Northwestern most corner of the property described in Deed Book 3448 page 522, thence traveling S86°00'00"E 152.84' to a calculated point in the Southern margin of Stanwood Lane. Thence S00°09'23"W passing through a new pin at 7.07' for a total of 381.82' to an existing marked point in the pavement of Drake Street, being the Northwestern property corner of the property described in Deed Book 754 page 769. Thence S00°09'23"W 202.66' to a calculated point in the center of a ditch and passing through a new iron pin at 183.99'. Thence with the center line of said ditch N67°52'16"W 155.44' to a calculated point. Thence leaving said ditch traveling N00°44'07"W through a new iron pin located at 10.28' a total distance of 536.62' to the point and place of beginning containing 1.91 acres more or less. There also exists a 60' right of way for Drake Street bisecting the property and being referenced in Deed Book 3448 Page 522.

AND BEING that propety conveyed to Charley E. Drake in Book 380 at Page 506, Henderson County Registry.

Deed recorded in Deed Book 1491 at Page 177, Henderson County Registry referenced the incorrect book and page for the subject property and the heirs of Ellen Hutchinson Drake are executing this deed to correct the error in Deed Book 1491 Page 177.