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713

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



PREPARED BY: EDWARD L. HARRELSON
RETURN TO: COINER & HARRELSON, P.A.
ATTORNEYS AT LAW
136 S. KING STREET, SUITE F
HENDERSONVILLE, N.C. 28792

Stamps: \$0.00

Tax Parcel No.: 99-64781, 99-64780 and 99-65737

(NO TITLE EXAMINATION PERFORMED BY PREPARER)

**STATE OF NORTH CAROLINA
COUNTY OF HENDERSON**

GENERAL WARRANTY DEED

THIS DEED, made this the 29th day of December, 2017, by and between

RICHARD R. FRITTS and wife, CONNIE L. FRITTS, hereinafter called Grantor, whose address is: 112 Glenleigh Ct., Ste. 4, Knoxville, TN 37934, and

CONNIE L. FRITTS, hereinafter called Grantee, whose address is: 112 Glenleigh Ct., Ste. 4, Knoxville, TN 37934.

W I T N E S S E T H:

WHEREAS, the property herein granted was acquired by RICHARD R. FRITTS by deed from DAVID SORENSON, single, and THEODORE D. ROBINETTE, and wife MITZIE D. ROBINETTE dated December 6, 2006, recorded December 6, 2006 at Deed Book 1299, Page 429, and re-recorded on May 25, 2007 at Deed Book 1320, Page 63 of the Henderson County Registry; and

WHEREAS, the Grantors have not utilized the property as their primary residence; and

WHEREAS, the Grantors now desire to sell and convey the herein described property;

NOW, THEREFORE, Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to him paid by Grantee, receipt of which is hereby acknowledged, does give, grant, bargain, sell and convey unto Grantee, their heirs and assigns, in fee simple, the following described property located in Green River Township, Henderson County, North Carolina:

See the attached Exhibit A, incorporated herein by reference as if set out in full for a complete legal description.

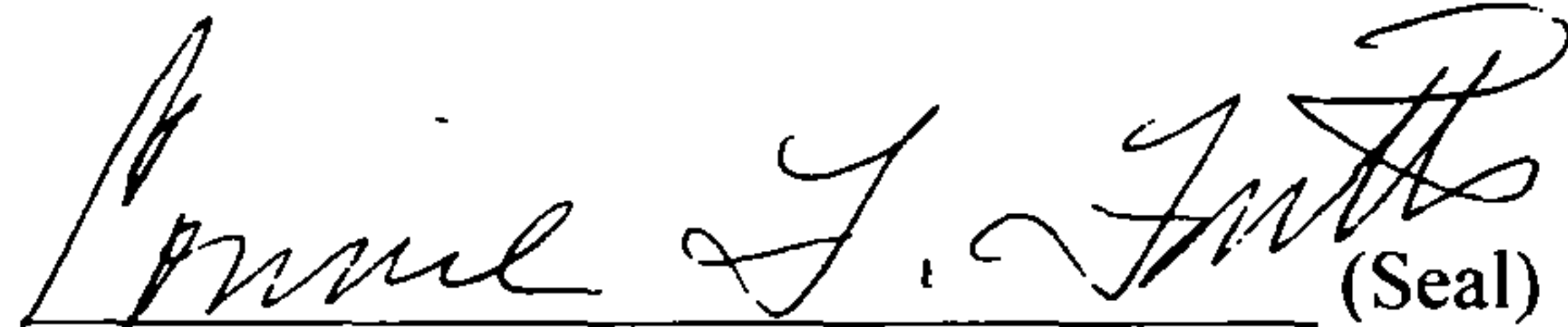
TO HAVE AND TO HOLD the above described premises, with all privileges and appurtenances thereunto appertaining unto Grantee, their heirs and/or successors and assigns, in fee simple.

Grantor covenants with 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 except for the exceptions herein stated.

Subject to restrictions, easements, rights of way of record and for *ad valorem* taxes for the current year.

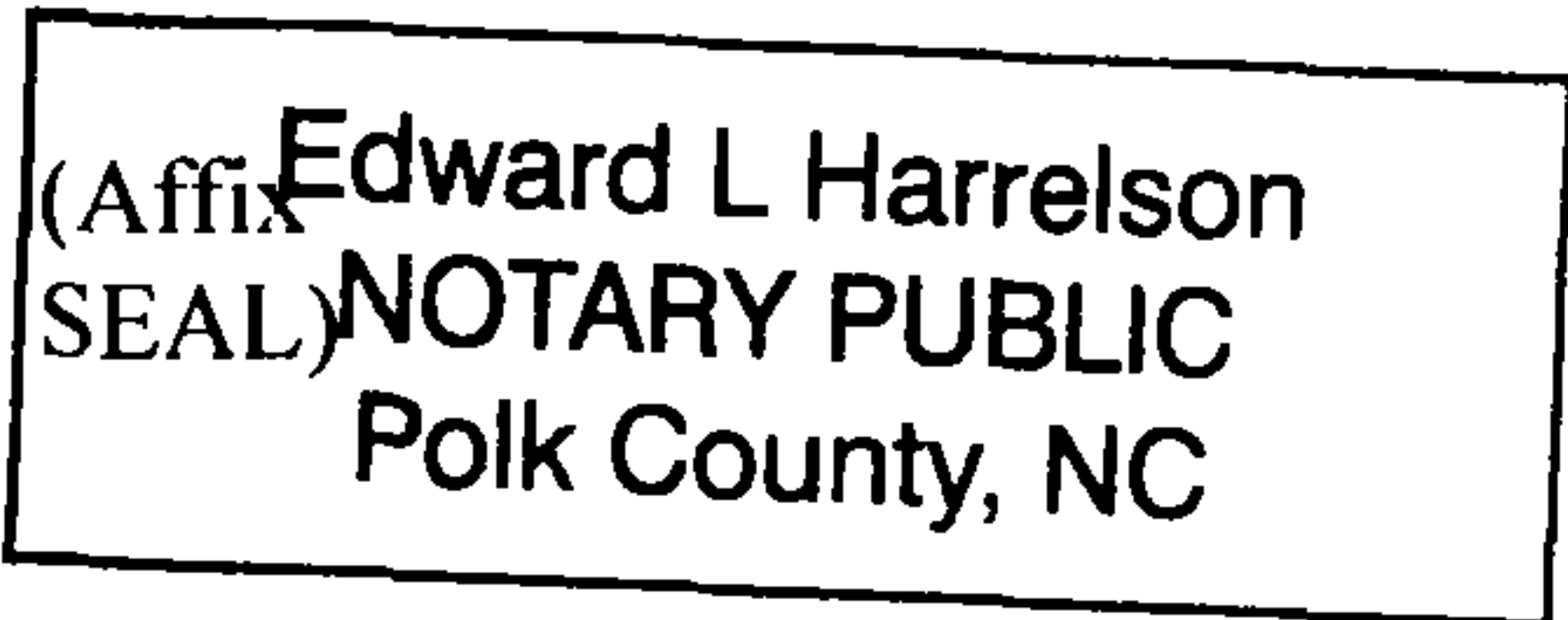
IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal, the day and year first above written.

 (Seal)
RICHARD R. FRITTS

 (Seal)
CONNIE L. FRITTS

**STATE OF NORTH CAROLINA
COUNTY OF HENDERSON**

I, Edward L. Harrelson, a Notary Public, do hereby certify that RI Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this the 29th day of December, 2017.




Notary Public

My commission expires: January 17, 2020.

EXHIBIT A
PROPERTY OF
CONNIE L. FRITTS

TRACT ONE (Tax REID 99-64781):

BEING all of that 29.43 acre tract of real property depicted on that plat recorded in Plat Slide 3182A of the Henderson County Registry, reference to which is hereby made for a more complete description. BEING all of the .76 acre tract that was conveyed by Barry Kent Copeland and Barbara L. Copeland to Gary D. Barnwell by deed recorded in Deed Book 904, Page 531 and the northwest portion of the 167.90 acre tract that was conveyed by J. P. Stephens & Co., Inc. to Gary Barnwell by deed recorded in Deed Book 832, Page 547, Henderson County Registry.

TRACT TWO (Tax REID 99-64780):

BEING all of that 32.80 acre tract of real property depicted on that plat recorded in Plat Slide 3182B of the Henderson County Registry, reference to which is hereby made for a more complete description. BEING the southwestern portion of the 167.90 acre tract that was conveyed by J. P. Stephens & Co., Inc. to Gary Barnwell by deed recorded in Deed Book 832, Page 547, Henderson County Registry.

Notwithstanding anything in this instrument to the contrary, no warranty of title is made herewith regarding the .21 acre portion of Tract Two, more particularly described as follows: BEGINNING at a point located at the southernmost corner of the 32.80 acre tract depicted on that plat recorded in plat Slide 3182B, Henderson County Registry, and running thence from said beginning point in a northwesterly direction with the western boundary of the 32.80 acre tract, North 12 deg. 05 min. 34 sec. West 169.45 feet to an iron pin; thence in a northwesterly direction with the western boundary of the said 32.80 acre tract, North 29 deg. 08 min. 36 sec. West 544.90 feet to a 1-inch iron pin; running thence, South 31 deg., 46 min., 32 sec. East 556.43 feet to a 24-inch hickory tree; running thence South 02 deg. 40 min. 00 sec. East 168.76 feet to the point and place of BEGINNING. Containing .21 acres, more or less, and being a portion of the 32.80 acre tract depicted on that plat recorded in Plat Slide 3182B, Henderson County Registry.

ALSO CONVEYED herewith to the party of the second part, their successors, heirs and assigns, are non-exclusive rights of way for ingress, egress, regress and for the installation of utilities over and across the 45 foot wide right-of-way of Hawks Cradle Lane depicted on the plat recorded in Plat Slide 2641, the 60-foot wide right-of-way of Hawks Pointe Drive and the 50-foot wide right-of-way of Hawks View lane as depicted on those plats recorded in Plat Slide 1984, Plat Slide 1996, Plat Slide 2320, and Plat Slide 2441, and the 60 foot wide right-of-way extending in a southeasterly direction from Hawks View Lane to the southeastern corner of Tract One as depicted on the plat of Tract One recorded in Plat Slide 3182A, Henderson County Registry.

Continued on Page 2

Page 2 – Exhibit A – Property of Connie L. Fritts

TRACT THREE (a portion of Tax REID 99-65737):

BEING all of that 51.48 acre tract of real property depicted as “Tract E” on that plat recorded in Plat Slide 3294 of the Henderson County Registry, reference to which is hereby made for a more complete description. Also being all of the triangular-shaped parcel of .48 acres that was conveyed to Gary D. Barnwell by J. C. Ward, Josh Prince and Don Mintz, Trustees of the Mountain View Baptist Church of Tuxedo, N.C., by deed recorded in Deed Book 998 at Page 247, and a portion of the 167.90 acre tract of property that was conveyed by J. P. Stevens & Co., Inc., to Gary Barnwell by deed recorded in Deed Book 832 at Page 547, Henderson County Registry, reference to which is hereby made to the recorded plat and deeds for more complete description.

TRACT FOUR (a portion of Tax REID 99-65737):

BEING all of that .34 acre tract of real property depicted as “Tract D” on that plat recorded in plat Slide 3294 of the Henderson County Registry, reference to which is hereby made for a more complete description. Also being a portion of the 167.90 acre tract of property that was conveyed by J. P. Stevens & Co., Inc. to Gary Barnwell by deed recorded in Deed Book 832 at Page 547, Henderson County Registry, reference to which is hereby made to the recorded plat and deed for a more complete description.

ALSO CONVEYED herewith to the party of the second part, their successors, heirs, and assigns, are non-exclusive rights-of-way for ingress, egress, and regress, and for the installation and maintenance of utilities, over and across the 45-foot wide right-of-way of Hawks Cradle Lane depicted on the plat recorded in Plat Slide 2641, the 60-foot wide right-of-way of Hawks Pointe Drive and the 50-foot wide right-of-way of Hawks View Lane as depicted on those plats recorded in Plat Slide 1984, Plat Slide 1996, Plat Slide 2320, Plat Slide 2441, and Plat Slide 3294, Henderson county Registry.

By this conveyance the party of the first part also releases to the party of the second part, all of the rights of the party of the first part in and to that Road Agreement recorded in Deed Book 1000, at Page 152, Henderson County Registry.