

PENDING REVIEW FOR TAX LISTING

DATE 2019-09-10 BY HW

2019008177

HAYWOOD CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$70.00

PRESENTED & RECORDED
09/10/2019 03:34:42 PM
SHERRI C. ROGERS
REGISTER OF DEEDS
BY: TARA E. REINHOLD
DEPUTY

BK: RB 980
PG: 2301 - 2304

This instrument prepared by William K. Reed, a
Licensed NC Attorney, Delinquent taxes, if any, to be
paid by the closing attorney To the County Tax
Collector upon disbursement of closing proceeds.

Excise Tax \$70.00
Tax Lot No. _____ Parcel Identifier No. 8667-25-3481
Verified by _____ County on the ____ day of _____, 20__.

Mail after recording to: Reed Law Firm, P.C. - 168-B South Liberty Street, Asheville, North Carolina 28801
This instrument was prepared by: Reed Law Firm, P.C., 168-B South Liberty Street, Asheville, North Carolina 28801/dh

Brief Description for the index

215 Newfound Road
Canton, NC

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this the 5th day of September, 2019, by and between

GRANTOR	GRANTEE
Rose M. Prince and husband, Horace Lee Prince	Dependable House Buyer, LLC, a North Carolina Limited Liability Company
P.O. Box 2635 Lumberton, NC 28359	273 Foxcroft Drive Asheville, NC 28806

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

SEE ATTACHED EXHIBIT A

****THE PROPERTY IS NOT THE PRIMARY RESIDENCE OF THE GRANTOR (N.C.G.S. §105-317.2)****

Submitted electronically by Reed Law Firm, PC in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Haywood County Register of Deeds.

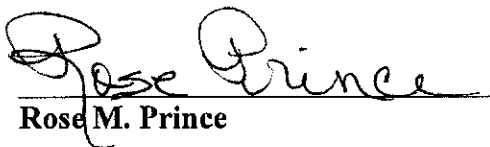
The property hereinabove described was acquired by Grantor by instrument recorded in Book 480, at Page 1807.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions: **Easements, restrictions and rights of way of record.**

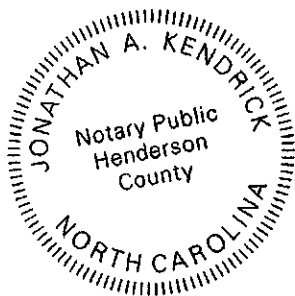
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

 (SEAL)
Rose M. Prince

SEAL-STAMP

STATE OF NORTH CAROLINA,
BUNCOMBE COUNTY.

I, the undersigned, a Notary Public of the County and State aforesaid, certify that **Rose M. Prince** personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this the 5 day of September, 2019.



My commission expires: 5-31-21  Notary Public

The property hereinabove described was acquired by Grantor by instrument recorded in Book 480, at Page 1807.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions: **Easements, restrictions and rights of way of record.**

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Horace Lee Prince (SEAL)
Horace Lee Prince

SEAL-STAMP

STATE OF North Carolina,
Robeson COUNTY.

I, the undersigned, a Notary Public of the County and State aforesaid, certify that **Horace Lee Prince** personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this the 6 day of September, 2019.

My commission expires: 6/23/24 Jessica N. Zurcher Notary Public

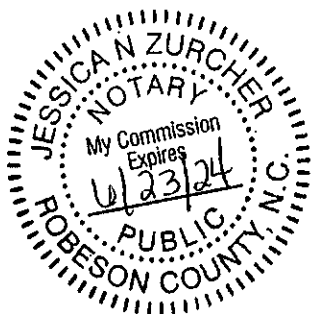


EXHIBIT A

Lying and being in Beaverdam Township, Haywood County, North Carolina, and being more particularly described as follows:

FIRST TRACT:

BEGINNING at an iron post in the western margin of Newfound Road and runs thence with the Northern side of wall of service station building, North 74 deg. 20 min. West 72 feet to a stake in the Eastern margin of Spruce Street; thence with the Eastern margin of Spruce Street, two (2) calls as follows: South 15 deg. 09 min. West 50 feet; and South 19 deg. 25 min. West 83 feet; thence South 55 deg. 02 min. East 10.3 feet to a stake in the western margin of Newfound Road; thence with the western margin of Newfound Road two (2) calls as follows: North 44 deg. 31 min. East 89 feet; and North 37 deg. 50 min. East 62.8 feet to the BEGINNING.

SECOND TRACT:

BEGINNING at a stake in the west margin of Newfound Street, corner of tract sold by Powell D. Deweese and wife to Claude N. Broyles and wife and runs with the line of said lot, North 74 deg. 20 min. West 77 feet to a stake in the East margin of Spruce Street; thence with the East margin of said Street, South 15 deg. 09 min. West 13 feet to a stake in concrete block wall and Northwest corner of First Tract above; and runs thence with the line of said tract and sale wall, South 74 deg. 20 min. East 72 feet to a stake in the West margin of Newfound Street; thence with the west margin of said Street, approximately 13 feet to the BEGINNING.

AND BOTH TRACTS BEING that property identified in Deed/Record Book 480, beginning on Page 1807 of the records maintained by the Office of the Register of Deeds for Haywood County, North Carolina.

IT IS THE INTENTION OF THE GRANTEE THAT THE ABOVE DESCRIBED PROPERTY REMAINS AS ONE PARCEL FOR TAX AND MAPPING PURPOSES.

ADDRESS: 215 Newfound Road, Canton, NC 28716
PIN NO.: 8667-25-3481