

This certifies that there are no delinquent ad valorem taxes, or other taxes which the Madison County Tax Collector is charged with collecting, that are a lien on:

Parcel Identification Number 9747-84-3754

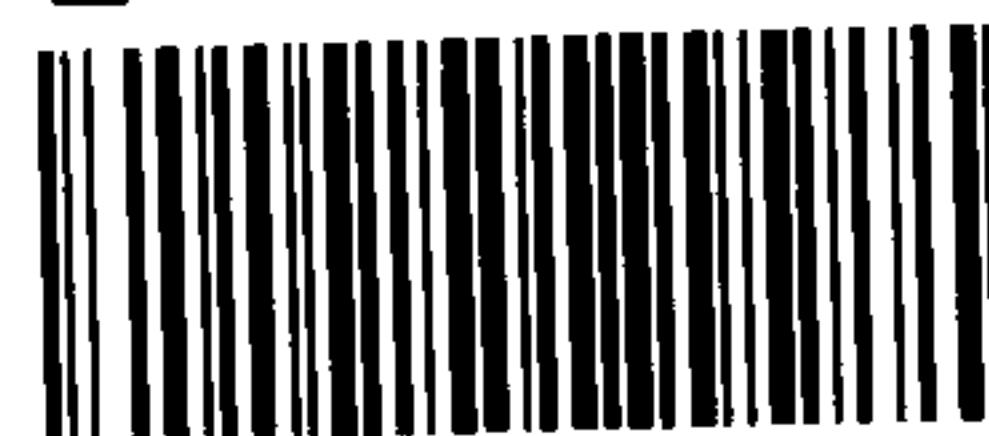
This is not a certification that this Madison County Parcel Identification Number matches this deed description.

James M. Ledford
Tax Collection Staff Signature

07-26-19
Date

BOOK 672 PAGE 425 (3)

333293



Filed: Madison County, NC
07/26/2019 03:05:16 PM
Susan Rector, Register of Deeds
Excise Tax: \$638.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$638.00

Parcel Identifier No. 9747-84-3752 Verified by _____ County on the _____ day of _____, 20____
By: old PIN being a portion of 9747-84-3754

Mail/Box to: David Matney, Matney & Associates, PA, PO Box 7345, Asheville, NC 28801

This instrument was prepared by: Donny J. Laws, Attorney at Law, PO Box 397, Burnsville, NC 28714

Brief description for the Index: LOT 1 - .04 acre - 10 N Main St, Mars Hill,

THIS DEED made this 23rd day of July, 2019, by and between

GRANTOR

LINDA K. ROBINSON Single and CASEY R. ROBINSON Single
195 Sorrento Forest Dr.
Blowing Rock, NC 28605

GRANTEE

THREE TALL PINES, LLC, A NC Limited Liability Company
120 Sams Road
Weaverville, NC 28787

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the City of Mars Hill, Mars Hill Township, Madison County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference as if the same were fully set forth herein.

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 8 page 587.

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.

(Entity Name)

By: _____

Print/Type Name & Title: _____

By: _____

Print/Type Name & Title: _____

By: _____

Print/Type Name & Title: _____

Linda K. Robinson (SEAL)
Print/Type Name: LINDA K. ROBINSON

Casey R. Robinson (SEAL)
Print/Type Name: CASEY R. ROBINSON

Print/Type Name: _____

Print/Type Name: _____

State of North Carolina - County or City of MADISON

I, the undersigned Notary Public of the County or City of Madison and State aforesaid, certify that Casey R. Robinson personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 25th day of July, 2019.

My Commission Expires: November 12, 2023
(Affix Seal)

Shandra Y. Ramsey
Shandra Y. Ramsey Notary Public
Notary's Printed or Typed Name

State of North Carolina - County or City of Watauga

I, the undersigned Notary Public of the County or City of Watauga and State aforesaid, certify that Linda K. Robinson personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 24 day of July, 2019.

My Commission Expires: 9/28/2019
(Affix Seal)

Stephen A. Sullivan
Stephen A. Sullivan Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, _____ he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

EXHIBIT A**Robinson to Three Tall Pines, L.L.C.**

BEING a parcel of real property containing 0.04 acres, or 1,935 square feet, as shown on a plat entitled "Survey for Linda Robinson and Casey Robinson", drawn by Bobby C. McMahan, PLS L-2475, dated December 4, 2018, recorded in Plat Book 8, page 857, Madison County, North Carolina, Register of Deeds, reference to which plat is hereby made for a more particular description of the property conveyed.

The property conveyed is also known as Lot 1 on the plat recorded in Deed Book 37, page 584, Madison County, North Carolina, Register of Deeds.

**Property address: 10 North Main Street
Mars Hill, NC 28754**

PIN: a portion of 9747-84-3754

This instrument prepared by Donny J. Laws, a licensed NC Attorney without review or examination of the title to the hereinabove described property and no opinion or representations are being made, either express or implied as to the marketability of the same by said attorney.