

31081 P.431

\$32.00 PAID 11-19-01
Henderson Co., N.C., Register of Deeds

Excise Tax \$32.00

Recording Time, Book and Page

Tax Map No. _____

Parcel Identifier No. _____

Mail after recording to William H. Christy, Atty., 110 N. Dougherty St., Black Mt., NC 28711
This instrument was prepared by William H. Christy, Attorney

**NORTH CAROLINA
GENERAL WARRANTY DEED**

THIS DEED made this 9th day of November, 2001, by and between

GRANTOR

KENNETH HOOD and Wife, SHARON C. HOOD

GRANTEE

THEODORE C. BROWN and Wife, BONITA D. BROWN

**32668 N.C. Highway 210
Currie, NC 28435**

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 _____, Edneyville Township, Henderson County, North Carolina, and more particularly described as follows:

BEING all of Tract 4 on Map 13-A of the property formerly known as the Hardison Estate, as shown on plat of said property prepared by E. Martin Smith, Surveyor, dated May 14, 1974, and recorded in Plat Book 11, Page 36 (now Plat Cabinet C, Slide 339A), Henderson County Registry, reference to which is hereby made for a more specific description.

ALSO conveyed herewith is a non-exclusive 30-foot right of way for ingress, egress and regress to the subject property as shown on the plat referred to above. There is reserved, a 30-foot wide easement for said road rights of way shown on the plat referred to hereinabove.

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The property hereinabove described was acquired by Grantor by instrument recorded in Book 557, Page 141, Henderson County Registry.

A map showing the above described property is recorded in Plat Book 11, page 36.

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 and current year ad valorem taxes.

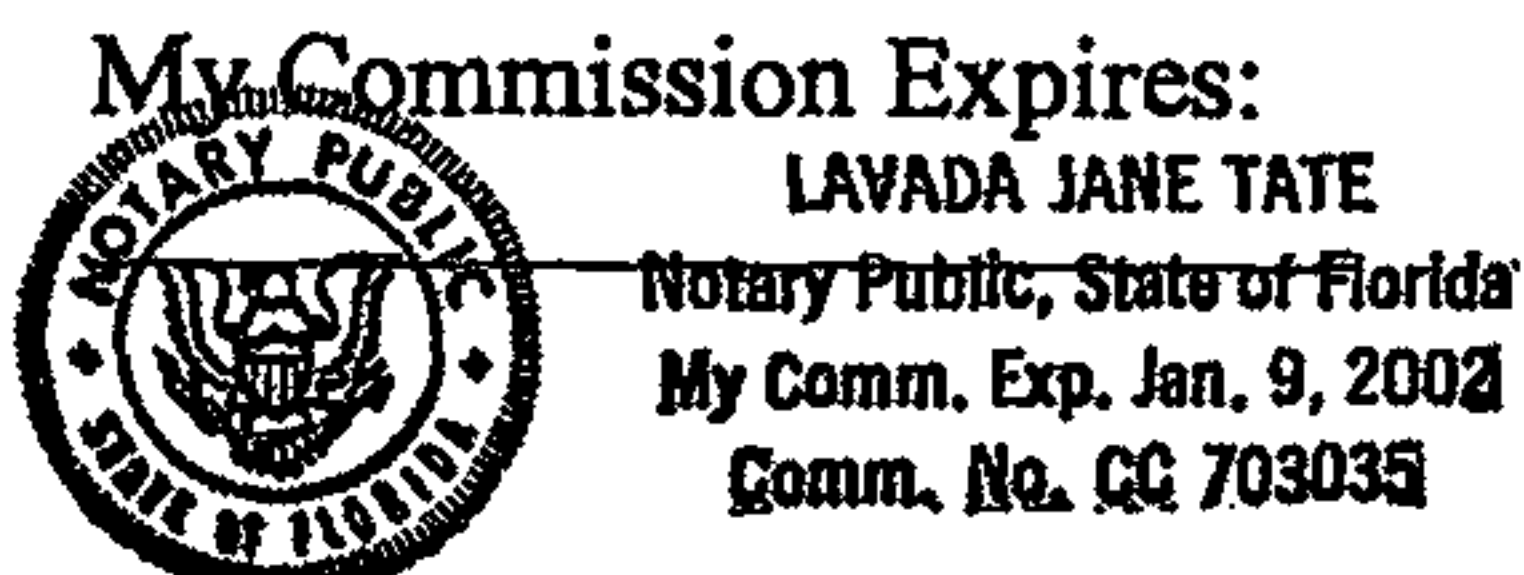
IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, or, if corporate, has caused this Deed to be executed by its duly authorized officers and its seal to be hereunto affixed, the day and year first above written.

Kenneth Hood (SEAL)
KENNETH HOOD

Sharon C. Hood (SEAL)
SHARON C. HOOD

STATE OF FLORIDA
COUNTY OF Polk

I, *Lavada Jane Tate* a Notary Public of the County and State aforesaid, certify that KENNETH HOOD and Wife, SHARON C. HOOD, Grantors, personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this the 19 day of November, 2001.



Lavada Jane Tate
Notary Public

North Carolina, Henderson County The foregoing certificate(s) of
Lavada Jane Tate
Notary Public (Notaries Public) is/are certified to be correct, this
instrument presented for registration and recorded in this office
this 19 day of Nov, 2001
at 2:50 P^m in book 1081, page 431
Nedra W. Males *Gymre Lindsey*
Register of Deeds (Assistant Deputy)