



There are no delinquent taxes that are a lien on tax parcel(s) 1648703 described in this deed which the Rutherford County Tax Collector is charged with collecting.

1648704 1648705 1648706 1648707

05/11/2023

SW

Date

Tax Collector

Type: CONSOLIDATED REAL PROPERTY
Recorded: 5/11/2023 1:17:33 PM
Fee Amt: \$26.00 Page 1 of 9
Revenue Tax: \$0.00
Rutherford County, NC
Rachel Thomas Register of Deeds

BK 2071 PG 3225 - 3233

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 0.00

Parcel Identifier # 1648703; 1648704; 1648705; 1648706; 1648707; 1648708; 1648709; 1648710; 1648712 & 1648714
By:

Mail/Box to: C. Page Collie – 1645 Asheville Highway, Hendersonville, NC 28791

This instrument was prepared by: C. Page Collie (Deed Preparation Only – No Title Search Performed)

Brief description for the Index: Lots 1-5; Unnumbered Lot; Lots 7 & 8; Lots 10 & 12 Plat Slide 23 at Page 66

THIS DEED made this 11th day of May, 2023, by and between

GRANTOR	GRANTEE
ANNE J. HANSLEY and husband, JOSEPH SCOTT PACE	LAKE LURE LIVING, LLC a North Carolina Limited Liability Company
Address: 755 Camp Hill Road Mill Spring, NC 28756	Address: 755 Camp Hill Road Mill Spring, NC 28756

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 Chimney Rock Township, Rutherford County, North Carolina and more particularly described as follows:

Tract 1 – REID 1648703

BEING all of Lot 1, consisting of 2.197 acres +/-, as shown on that Plat of Survey recorded in Book 23 at Page 66, Rutherford County Registry, which is titled "Subdivision of Lake Lure Living", prepared by K. Scott Walker RLS on May 16, 2002 and revised on May 27, 2002 as Job No. 970212-C, reference to which is hereby made for a more definite description.

Copy

CONTAINING 2.197 +/- acres

CONVEYED HERewith and SUBJECT TO that non-exclusive 45' right of way from Camp Hill Road (Also known as Side Road, S.R. 1187, to and along the subject property, over and across Celestial Way as depicted on the plat recorded in Plat Book 23 at Page 66, Rutherford County Registry, for ingress, egress and regress, and for the installation and maintenance of utilities for the benefit of the subject property. ALSO CONVEYED herewith to the party of the second part, their heirs and assigns, is a non-exclusive right of way over the existing gravel road extending from Camp Road to the subject property, for ingress, egress and regress, and for the installation and maintenance of utilities

CONVEYED HERewith and SUBJECT TO Declaration of Restrictive Covenants of Lake Lure Living recorded in Deed Book 814 at Page 812, Rutherford County Registry.

TOGETHER WITH and SUBJECT TO easements, rights of way and all other such matters as shown on the above-referenced plat and further of record in the Rutherford County Registry.

BEING a portion of that property conveyed to Anne J. Hansley by that deed recorded on October 30, 2012 in Book 1052 at Page 357, Rutherford County Registry.

Tract 2 – REID 1648704

BEING all of Lot 2, consisting of 1.793 acres +/-, as shown on that Plat of Survey recorded in Book 23 at Page 66, Rutherford County Registry, which is titled "Subdivision of Lake Lure Living", prepared by K. Scott Walker RLS on May 16, 2002 and revised on May 27, 2002 as Job No. 970212-C, reference to which is hereby made for a more definite description.

CONTAINING 1.793 +/- acres

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Tract 3 – REID 1648705

BEING all of Lot 3, consisting of 2.140 acres +/-, as shown on that Plat of Survey recorded in Book 23 at Page 66, Rutherford County Registry, which is titled "Subdivision of Lake Lure Living", prepared by K. Scott Walker RLS on May 16, 2002 and revised on May 27, 2002 as Job No. 970212-C, reference to which is hereby made for a more definite description.

CONTAINING 2.140 +/- acres

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BEING a portion of that property conveyed to Anne J. Hansley by that deed recorded on October 30, 2012 in Book 1052 at Page 357, Rutherford County Registry.

Tract 4 – REID 1648706

BEING all of Lot 4, consisting of 1.569 acres +/-, as shown on that Plat of Survey recorded in Book 23 at Page 66, Rutherford County Registry, which is titled "Subdivision of Lake Lure Living", prepared by K. Scott Walker RLS on May 16, 2002 and revised on May 27, 2002 as Job No. 970212-C, reference to which is hereby made for a more definite description.

CONTAINING 1.569 +/- acres

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CONVEYED HERewith and SUBJECT TO that non-exclusive 45' right of way from Camp Hill Road (Also known as Side Road, S.R. 1187, to and along the subject property, over and across Celestial Way as depicted on the plat recorded in Plat Book 23 at Page 66, Rutherford County Registry, for ingress, egress and regress, and for the installation and maintenance of utilities for the benefit of the subject property. **ALSO CONVEYED** herewith to the party of the second part, their heirs and assigns, is a non-exclusive right of way over the existing gravel road extending from Camp Road to the subject property, for ingress, egress and regress, and for the installation and maintenance of utilities

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BEING a portion of that property conveyed to Anne J. Hansley by that deed recorded on October 30, 2012 in Book 1052 at Page 357, Rutherford County Registry.

Tract 5 – REID 1648707

BEING all of Lot 5, consisting of 1.577 acres +/-, as shown on that Plat of Survey recorded in Book 23 at Page 66, Rutherford County Registry, which is titled "Subdivision of Lake Lure Living", prepared by K. Scott Walker RLS on May 16, 2002 and revised on May 27, 2002 as Job No. 970212-C, reference to which is hereby made for a more definite description.

CONTAINING 1.577 +/- acres

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TOGETHER WITH and SUBJECT TO easements, rights of way and all other such matters as shown on the above-referenced plat and further of record in the Rutherford County Registry.

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BEING that same property conveyed to Joseph Scott Pace by that deed recorded on December 27, 2019 in Book 2028 at Page 4694, Rutherford County Registry.

Tract 6 – REID 1648708

BEING ALL of that property conveyed to Carl F. Hansley and Anne J. Hansley by that deed recorded on January 23, 1996 in Book 663 at Page 793, Rutherford County Registry LESS AND EXCEPTING Lots 1-5 and Lots 7-12 as shown on that Plat recorded in Book 23 at Page 66, Rutherford County Registry.

This tract is shown on the Plat recorded in Book 23 at Page 66, Rutherford County Registry as an unnumbered lot surrounded by Lots 4, 5, 7 & 8.

CONVEYED HERewith and SUBJECT TO that non-exclusive 45' right of way from Camp Hill Road (Also known as Side Road, S.R. 1187, to and along the subject property, over and across Celestial Way as depicted on the plat recorded in Plat Book 23 at Page 66, Rutherford County Registry, for ingress, egress and regress, and for the installation and maintenance of utilities for the benefit of the subject property. ALSO CONVEYED herewith to the party of the second part, their heirs and assigns, is a non-exclusive right of way over the existing gravel road extending from Camp Road to the subject property, for ingress, egress and regress, and for the installation and maintenance of utilities

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BEING a portion of that property conveyed to Anne J. Hansley by that deed recorded on October 30, 2012 in Book 1052 at Page 357, Rutherford County Registry.

Tract 7 – REID 1648709

BEING all of Lot 7, consisting of 1.173 acres +/-, as shown on that Plat of Survey recorded in Book 23 at Page 66, Rutherford County Registry, which is titled "Subdivision of Lake Lure Living", prepared by K. Scott Walker RLS on May 16, 2002 and revised on May 27, 2002 as Job No. 970212-C, reference to which is hereby made for a more definite description.

CONTAINING 1.173 +/- acres

CONVEYED HERewith and SUBJECT TO that non-exclusive 45' right of way from Camp Hill Road (Also known as Side Road, S.R. 1187, to and along the subject property, over and across Celestial Way as depicted on the plat recorded in Plat Book

Copy

23 at Page 66, Rutherford County Registry, for ingress, egress and regress, and for the installation and maintenance of utilities for the benefit of the subject property. ALSO CONVEYED herewith to the party of the second part, their heirs and assigns, is a non-exclusive right of way over the existing gravel road extending from Camp Road to the subject property, for ingress, egress and regress, and for the installation and maintenance of utilities

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BEING a portion of that property conveyed to Anne J. Hansley by that deed recorded on October 30, 2012 in Book 1052 at Page 357, Rutherford County Registry.

Tract 8 – REID 1648710

BEING all of Lot 8, consisting of 1.211 acres +/-, as shown on that Plat of Survey recorded in Book 23 at Page 66, Rutherford County Registry, which is titled "Subdivision of Lake Lure Living", prepared by K. Scott Walker RLS on May 16, 2002 and revised on May 27, 2002 as Job No. 970212-C, reference to which is hereby made for a more definite description.

CONTAINING 1.211 +/- acres

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CONVEYED HEREWITH and SUBJECT TO Declaration of Restrictive Covenants of Lake Lure Living recorded in Deed Book 814 at Page 812, Rutherford County Registry.

See also Road Maintenance Agreement recorded in Deed Book 1122 at Page 329, Rutherford County Registry.

TOGETHER WITH and SUBJECT TO easements, rights of way and all other such matters as shown on the above-referenced plat and further of record in the Rutherford County Registry.

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BEING a portion of that property conveyed to Anne J. Hansley by that deed recorded on October 30, 2012 in Book 1052 at Page 357, Rutherford County Registry.

Tract 9 – REID 1648712

BEING all of Lot 10, consisting of 1.316 acres +/-, as shown on that Plat of Survey recorded in Book 23 at Page 66, Rutherford County Registry, which is titled "Subdivision of Lake Lure Living", prepared by K. Scott Walker RLS on May 16, 2002 and revised on May 27, 2002 as Job No. 970212-C, reference to which is hereby made for a more definite description.

CONTAINING 1.316 +/- acres

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See also Road Maintenance Agreement recorded in Deed Book 1122 at Page 329, Rutherford County Registry.

TOGETHER WITH and SUBJECT TO easements, rights of way and all other such matters as shown on the above-referenced plat and further of record in the Rutherford County Registry.

BEING a portion of that property conveyed to Anne J. Hansley by that deed recorded on October 30, 2012 in Book 1052 at Page 357, Rutherford County Registry.

Tract 10 – REID 1648714

BEING all of Lot 12, consisting of 2.014 acres +/-, as shown on that Plat of Survey recorded in Book 23 at Page 66, Rutherford County Registry, which is titled "Subdivision of Lake Lure Living", prepared by K. Scott Walker RLS on May 16, 2002 and revised on May 27, 2002 as Job No. 970212-C, reference to which is hereby made for a more definite description.

CONTAINING 2.014 +/- acres

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BEING a portion of that property conveyed to Anne J. Hansley by that deed recorded on October 30, 2012 in Book 1052 at Page 357, Rutherford County Registry.

The property being transferred by this Deed does not include the primary residence of any of the Grantors. (Per N.C.G.S. §105-317.2).

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1052 at Page 357 and Book 2028 at Page 4694, Rutherford County, North Carolina Register of Deeds Office.

A map showing the above-described property is recorded in Plat Book 23 at Page 66, Rutherford County, North Carolina Register of Deeds Office.

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:

Rutherford County ad valorem taxes for 2023, and subsequent years, which are a lien, but not yet due and payable, easements, rights of way and restrictions of record.

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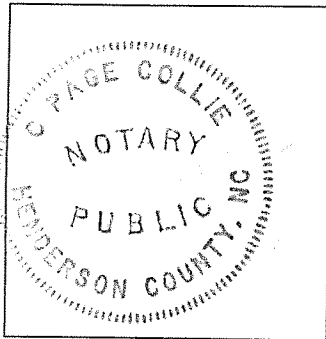
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Anne J. Hansley (SEAL)
ANNE J. HANSLEY

Joseph Scott Pace (SEAL)
JOSEPH SCOTT PACE

SEAL-STAMP

State of North Carolina – County of Henderson



I, C. Page Collie, the undersigned Notary Public of the County and State aforesaid, certify that **ANNE J. HANSLEY and husband, JOSEPH SCOTT PACE**, Grantors, 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 11th day of May, 2023.

My Commission Expires:
05/06/2027

C. Page Collie
C. Page Collie, Notary Public