

APPROVED BY THE TAX ASSESSOR
TO BE RECORDED IN THE
MITCHELL COUNTY REGISTER
OF DEEDS OFFICE
Date: Jun 20th, 23 Blair Hyder

Mitchell County
Date: 06/20/2023
PIN: 0865-00-54-7928
Taxes Paid Thru: 2022
By: Jessie Presnell

2023001289

MITCHELL COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$260.00
PRESENTED & RECORDED
06/20/2023 04:07:34 PM
KATHY LAWS
BY: JESSICA BIDDIX
DEPUTY
BK: RE 658
PG: 868 - 869

Prepared By: Staunton Norris, Attorney at Law, PO Box 548, Burnsville, NC 28714
Mitchell County Tax ID No. 0865-00-54-7928
North Carolina Documentary Stamps: \$260.00
Property Conveyed Does Not Contain the Primary Residence of GRANTORS

STATE OF NORTH CAROLINA

WARRANTY DEED

COUNTY OF MITCHELL

DATE: 20 JUNE, 2023

JOSHUA DAVIS and wife, **GABRIELLE DAVIS**, GRANTORS, of 8116 Parkton Gate Drive, Huntersville, NC hereby deed to **PAUL GORDON**, of 221 Old Home Road, Asheville, NC 28804, **GRANTEE**, thus;

W I T N E S S E T H:

FOR TEN DOLLARS AND 0/100 (\$10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, the GRANTORS do hereby grant, bargain, sell and convey (subject to the exceptions and reservations hereinafter set forth, if any), unto the GRANTEE, his heirs and assigns, that certain parcel or tract of land lying and being in Fork Mountain Township, Mitchell County, North Carolina, and being more particularly described as follows:

BEING that certain parcel or tract of land containing 3.234 acres as more particularly shown on a map and plat of a survey by Leadbitter Land Surveying, P. A., dated 14 June, 2023, entitled "A Property Survey for Paul Gordon", bearing the Map File Number GP-23044-00C, and appearing of record in the Mitchell County Deed Registry at Plat Book 5, Page 116, to which reference is hereby made for a metes and bounds description of the same.

ALSO CONVEYED HERewith is a perpetual and non-exclusive easement and right of way over and upon the existing eight (8) foot dirt road leading to and from the property and Fork Mountain Road (NCSR No. 1338), together with

from the property and Fork Mountain Road (NCSR No. 1338), together with rights of ingress, egress and regress for purposes of maintenance, inspection, improvement and repair of the same.

AND BEING the same parcel or tract of land (but with reference to current survey) as that conveyed by Quitclaim Deed from Linda Miller, Single, to Joshua Davis and wife, Gabrielle Davis, appearing of record in the Mitchell County Deed Registry at Deed Book 642, Page 129.

TO HAVE AND TO HOLD the hereinabove described parcel or tract of land, subject to the exceptions herein set forth, together with all rights, privileges and appurtenances thereto belonging unto him, the said GRANTEE, his heirs and assigns, to his only use and behoof forever.

GRANTORS COVENANT to and with GRANTEE, his heirs, successors and assigns, that they are seized of said premises in fee; that they have the right to convey the same in fee simple; that the same are free and clear of all liens and encumbrances; and that they will forever warrant and defend the title to the same against the lawful claims of all persons whomsoever.

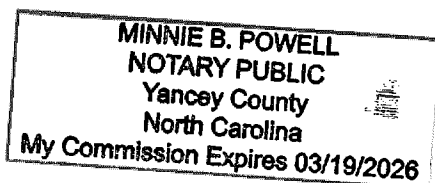
IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands and affixed their seals this the day and year first above written.

 (SEAL)  (SEAL)
JOSHUA DAVIS GABRIELLE DAVIS

**STATE OF NORTH CAROLINA
COUNTY OF YANCEY**

I, Minnie B. Powell, Notary Public, do hereby certify that JOSHUA DAVIS and wife, GABRIELLE DAVIS, known to me personally or proven to be such persons by provision of valid identification, personally appeared before me this day and acknowledged their due execution of the foregoing WARRANTY DEED for all purposes therein expressed.

WITNESS my hand and Notarial Seal this the 20th day of June, 2023.




NOTARY PUBLIC

My Commission Expires 3/19/2026