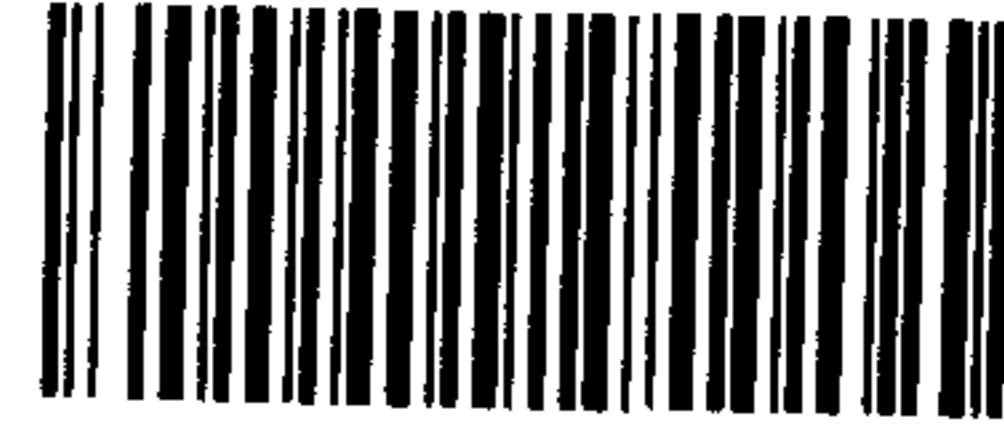




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09/23/2022 02:07:11 PM

WILLIAM LEE KING, Henderson COUNTY, NC
Transfer Tax: \$0.00

→ Sarah Robbins 465 Seay Rd, Boiling Springs, SC 29316

Doc Stamps \$ -0-

Prepared by: Kenneth R. Youngblood,
Attorney

Deed Preparation Only

STATE OF NORTH CAROLINA

DEED OF GIFT

COUNTY OF HENDERSON

THIS DEED made and entered into this 22 day of September 2022, by ANNA LEE FOWLER, widow, (hereinafter collectively referred to as the "Party of the First Part"), having a mailing address of P.O. Box 33, Fletcher, NC 28732 and STEPHEN EUGENE ROBBINS and wife, SARAH BRAEUNIG ROBBINS, (hereinafter collectively referred to as the "Parties of the Second Part"), having a mailing address of 465 Seay Road, Boiling Springs, South Carolina 29316.

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WITNESSETH:

The said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and Other Valuable Consideration to them in hand paid by the said parties of the second part, the receipt of which is hereby acknowledged, have bargained and sold, and by these presents do bargain, sell, and convey in fee simple unto said party of the second part, his heirs and assigns, a certain tract or parcel of land lying and being in Hoopers Creek Township, Henderson County, North Carolina, more particularly described as follows:

BEING all of Lot #6 of FOWLER ESTATES as shown on plat thereof recorded in Plat Slide 1857 in the Office of the Register of Deeds for Henderson County, North Carolina.

THERE is also conveyed unto the parties of the second part, their heirs and assigns, the right to use Fowler Lane as shown on map of FOWLER ESTATES for the purpose of ingress, egress and regress and for the purpose of utilities, including but not limited to Cablevision, as Fowler Road runs from Youngs Gap Road (SR #1571) to the above described property as is shown on map of Fowler Estates recorded in Plat Slide 1857 in the Office of the Register of Deeds for Henderson County, North Carolina. The right of use of Fowler Lane is conditional on the parties of the second part, their heirs and assigns, paying their proportionate share of the cost of maintenance and upkeep of said Fowler Lane which their use bears to the total number of parties using the same.

THERE is also conveyed unto the parties of the second part the personal right to take water from the well located on Lot #5 of FOWLER ESTATES as shown on plat thereof recorded in Plat Slide 1857 in the Office of the Register of Deeds for Henderson County, North Carolina. The parties of the second part shall also have the personal right to lay, install and maintain a water line in the most direct and practical route from the well presently located on Lot #5 to said Lot #6 and shall also have the personal right to maintain, repair, and enlarge said water line. Said personal right shall be conditional on the parties of the second part paying one-half (½) of the cost of maintenance and upkeep of said well. All water rights and pipeline rights are herein granted shall be personal to the parties of the second part and shall not run with the land and the parties of the second part shall not have the right to convey these water rights to another person.

TO HAVE AND TO HOLD THE SAME, Together with all hereditaments and appurtenances thereunto in any wise appertaining, unto the said parties of the second part, their heirs and assigns forever.

And the said party of the first part do covenant with the said parties of the second part, their heirs and assigns, as follows: FIRST, that the said party of the first part is the owner and lawfully seized of said land and premises, SECOND, That she has good right and full power to convey the same. THIRD, That the same are free from all incumbrances whatsoever. And, FOURTH, That the said parties of the second part, their heirs and assigns shall quietly enjoy and possess the same, and that the said party of the first part, her heirs, executors and administrators, will forever warrant and defend the title to the same against all lawful claims.

SUBJECT to 2022 Henderson County ad valorem property taxes.
SUBJECT to any and all rights of way affecting the subject property as will appear by reference to the public records of Henderson County, North Carolina.

The real property conveyed herein does not include the primary residence of the grantor.

IN TESTIMONY WHEREOF, said party of the first part has hereunto set her respective hand and seal the day and year first above written.

Anna Lee Fowler (Seal)
ANNA LEE FOWLER

STATE OF NORTH CAROLINA
COUNTY OF HENDERSON

I, a Notary Public of the County and State aforesaid, certify ANNA LEE FOWLER, personally appeared before me this day and acknowledged the voluntary execution of the foregoing instrument for the purpose stated therein. Witness my hand and official stamp or seal, this 22 day of September, 2022.

Annette Ward
Notary Public

My Commission Expires:
August 1, 2024

ANNETTE WARD
NOTARY PUBLIC
Henderson County, NC