

FILED IN HENDERSON COUNTY REGISTER OF DEEDS
OFFICE. NEDRA W. MOLES, REGISTER *rac*DATE April 2, 2008 TIME: 12:36 pm

EXCISE TAX STAMP: _____

BOOK: 1356 PAGE: 115

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax 0.00

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20 _____
By: _____Mail/Box to: ~~Susan Banks~~ *Velvet 2411* 

This instrument was prepared by: Arthur J. Redden, Jr., Attorney (not title search)

Brief description for the Index:

THIS DEED made this _____ day of _____ March, 20 08, by and between

GRANTOR

ERNEST O. BANKS

GRANTEE

ERNEST O. BANKS and wife,
SUSAN BANKS
P.O. Box 665
East Flat Rock, NC 28726

Enter in appropriate block for each party: name, 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 or parcel of land situated in the City of _____ Dana _____ Township, _____ Henderson _____ County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ page _____.

A map showing the above described property is recorded in Plat Book _____ page _____.

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: _____
Title: _____

By: _____
Title: _____

By: _____
Title: _____

USE BLACK INK ONLY

Ernest O. Banks (SEAL)
ERNEST O. BANKS

(SEAL)

(SEAL)

(SEAL)

SEAL STAMP

State of North Carolina - County of Henderson

I, the undersigned Notary Public of the County and State aforesaid, certify that Ernest O. Banks

_____ 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 14 day of March, 2008

My Commission Expires:

Notary Public

SEAL-STAMP

State of North Carolina - County of

USE BLACK INK ONLY

I, the undersigned Notary Public of the County 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 each 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:

Notary Public

SEAL-STAMP

USE BLACK INK ONLY

State of North Carolina - County of

I, the undersigned Notary Public of the County and State aforesaid, certify that

personally appeared before me this day and

the due execution of the foregoing instrument for the purposes therein expressed. Witness my

_____ hand and Notarial stamp or seal this _____ day of _____, 20____

My Commission Expires:

Notary Public

The foregoing Certificate(s) of _____ is/are certified to be correct.

This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on first page hereof.

Register of Deeds for _____ County

Deputy/Assistant – Register of Deeds

By: _____

EXHIBIT A
Deed
Ernest O. Banks
to
Ernest O. Banks and wife, Susan Banks

Being a portion of that land described in Deed Book 1127 Page 692, Henderson County Registry and Beginning at a double poplar terminus third call in Deed Book 1127 Page 692, Henderson County Registry; thence, South 88° 47' 55" East 586.42 feet to an iron pin; thence, North 10° 46' 06" West 150 feet; thence, North 86° 21' 15" West 388.00 feet; thence, South 46° 57' 35" West 234.00 feet to the point of beginning, containing 1.75 acres.

Included in the above property is a 20 foot right of way and a 10 foot right of way from said property to the southern margin of the pavement of Old Dana Road; BEGINNING at a stake in the center of the 20 foot right of way located North 86° 21' 15" West 29.51 feet from the stake in the end of the second calling in the above description; thence, with the center of the 20 foot right of way North 28° 50' 44" East 193.62 feet; thence, North 32° 12' 35" East 42.45 feet; thence, North 44° 19' 29" East 84.67 feet; thence, North 48° 21' 55" East 40.82 feet; thence, North 16° 41' 35" East 147.19 feet; then right of way reducing to 10 foot right of way to Old Dana Road, description as follows: BEGINNING at the southwest corner of the 0.79 acre tract referenced above and running thence from said Beginning point, North 17° 00' 55" 51.82 feet, North 23° 39' 28" East 23.34 feet, North 28° 34' 04" East 32.75 feet, North 32° 20' 58" East 19.60 feet, North 17° 30' 54" East 29.05 feet and North 02° 34' 59" East 83.18 feet to the southern margin of the pavement of Old Dana Road.

Reference is hereby made to a survey by Steven Lloyd Waggoner, NC PLS 2874, Scrn File 02-098L, Job Number 02-098, for greater certainty of description.