

BK 684 PG 153 - 157 (5)  
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Madison County, North Carolina  
Susan Rector, Register of Deeds

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Excise Tax \$0	Recording Time, Book and Page
Tax Map No.	Parcel Identifier No. 8783-53-3231
Mail after recording to <b>William H. Christy, Atty., Stone and Christy, P.A., 110 N. Dougherty St, Black Mountain</b> This instrument was prepared by <b>William H. Christy, Attorney</b> , a licensed North Carolina attorney, without benefit of title search or survey, and based upon information from Grantor. Delinquent taxes, if any, are to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.	

## **NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this 12 day of February, 2020, by and between

### **GRANTOR**

**June R. Williams, unmarried Widow  
15 Atnegam Lane  
Leicester, NC 28748**

### **GRANTEE**

**Herschel Dee Williams, Jr., Trustee of the June R. Williams Irrevocable Trust  
dated April 3, 2019  
47 Atnegam Lane  
Leicester, NC 28748**

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 \_\_\_\_\_, \_\_\_\_\_ Township, Madison County, North Carolina, and more particularly described as follows:

SEE ATTACHED DESCRIPTION and Exhibit B for Trust Certification

All or a portion of the property herein conveyed XX includes or \_\_\_\_\_ does not include the primary residence of a Grantor.

Submitted electronically by "Stone and Christy"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Madison County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument in Book 151, Page 584.

A map showing the above described property is recorded in Plat Book \_\_\_, Page \_\_\_.

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, ad valorem taxes for the current year and subsequent years.

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.

June R. Williams (SEAL)  
JUNE R. WILLIAMS

\_\_\_\_\_(SEAL)

STATE OF NORTH CAROLINA  
COUNTY OF BUNCOMBE

Personally appeared before me this day the said JUNE R. WILLIAMS, an unmarried Widow, known to me personally or who produced satisfactory evidence of their identity in the form of a driver's license, and who acknowledged that they voluntarily executed the foregoing instrument for the purposes stated therein this the 12 day of February, 2020.

My Commission Expires:

\_\_\_\_\_  
\_\_\_\_\_

Notary Public

WILLIAM H. CHRISTY  
NOTARY PUBLIC  
Buncombe County  
North Carolina  
My Commission Expires 09-04-2020

*Description of property for transfer from JUNE R. WILLIAMS TO Herschel Dee Williams, Jr.,  
Trustee of the June R. Williams Irrevocable Trust  
dated April 3, 2019*

**BEING all of the remaining property from that property conveyed to Hershel D. Williams and wife, June Williams as set forth in Book 151, Page 584, Madison County Registry. Hershel D. Williams died on October 16, 2016 a resident of Madison County at his death. This property is also known as Madison County Tax PIN # 8783-53-3231**

**Exhibit B - Certification of Trust  
June R. Williams Irrevocable Trust**

This Certification of Trust is made pursuant to North Carolina General Statutes.

I, the undersigned Trustee, declare as follows:

1. The name of the trust is: June R. Williams Irrevocable Trust.
2. The trust currently exists.
3. The trust was executed on April 3, 2019.
4. The Trustmaker of the trust is June R. Williams (also known as June Roland Williams).
4. The trust is irrevocable.
5. The trust is amendable by the Trust Advisor.
7. The trust has not been revoked, modified, or amended in any manner that would cause the representations contained in this Certification of Trust to be incorrect.
8. The currently acting Trustee of the trust is:

Herschel Dee Williams, Jr.  
47 Atnegam Lane, Leicester, NC 28748
9. The Trustee may conduct business on behalf of the trust without the consent of any other person or entity.
10. The tax identification number of the trust is -----
11. Assets held in the trust may be titled in any manner that identifies the Trustee and the name and date of the trust, for example:

Herschel Dee Williams, Jr., Trustee of the June R. Williams Irrevocable Trust  
dated April 3, 2019.
12. The powers of the Trustee include the power to acquire, sell, assign, convey, pledge, encumber, lease, borrow, manage, and deal with real and personal property interests of all kinds, including accounts at financial institutions.
13. Excerpts from the trust agreement that establish the trust, designate the Trustee, and set forth the powers of the Trustee will be provided upon request.
14. The trust agreement provides that a third party may rely on this Certification of Trust

in lieu of a copy of the trust agreement. It further exonerates third parties from any liability for acts or omissions in reliance on this Certification of Trust, and for the application that the Trustee makes of funds or other property delivered to the Trustee. The statements made above are accurate and the trust has not been revoked or amended in any way that would cause the representations in this Certification of Trust to be incorrect.

All of the currently acting Trustees of the trust are identified above and are signatories to this Certification of Trust.

This the February day of 2020, ~~November, 2019.~~

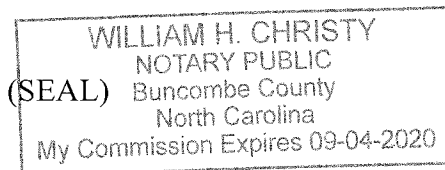
Herschel Dee Williams, Jr.  
Herschel Dee Williams, Jr.

STATE OF NORTH CAROLINA

COUNTY OF BUNCOMBE

Personally appeared before me this day, the said HERSCHEL DEE WILLIAMS, JR., known to me personally or who produced satisfactory evidence of his or her identity in the form of a driver's license, and who acknowledged that he or she voluntarily executed the foregoing instrument for the purposes stated therein.

This the 12 day of February, 2020.



[Signature]  
Notary Public, WILLIAM H. CHRISTY

My Commission expires: