



Doc ID: 000721920004 Type: CRP
Kind: DEED
Recorded: 01/24/2022 at 02:20:24 PM
Fee Amt: \$226.00 Page 1 of 4
Revenue Tax: \$200.00
Graham County, North Carolina
KIMBERLY D. LEQUIRE Register of Deed:
BK **400** PG **95-98**

1-24-2022
Jaguara Ledwell
Clerk of Superior Court

NORTH CAROLINA GENERAL WARRANTY DEED

Prepared by: Jonathan C. Mattox, a licensed North Carolina attorney.

Brief description for the Index: 4.70 acres, Dry Creek

Parcel Number: 5693.00.00.5710 (*Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.*)

Excise Tax \$200.00

_____ If initialed, the property includes the primary residence of at least one of the Grantors.
(NC GS § 105-317.2)

TITLE TO THE WITHIN DESCRIBED LANDS IS NOT CERTIFIED BY JONATHAN C. MATTOX OR BRIGHAM & MATTOX, PLLC UNLESS A WRITTEN TITLE OPINION IS RENDERED.

THIS DEED made this 20th day of January, 2022 by and between:

GRANTOR:	GRANTEE:
Gilbert Derek Lance and wife, Nancy Lance	David J. Kniess and Denise Kniess, husband and wife
William Shane Lance, single.	
205 Montreat Road Black Mountain, North Carolina 28711	275 Cody Branch Road Robbinsville, North Carolina 28771

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 Stecoah Township, Graham County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by express reference.

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 said premises in fee simple and 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 except for the exceptions hereinafter stated.

Title to the property conveyed is subject to the following exceptions: Easements, restrictions and rights of way of record and utility lines and rights of way in existence over, under or upon the property conveyed by this deed and exceptions set forth herein.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.

Gilbert Derek Lance (SEAL)
Gilbert Derek Lance

Nancy Lance (SEAL)
Nancy Lance

County of Buncombe
State of North Carolina

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Gilbert Derek Lance and Nancy Lance.**

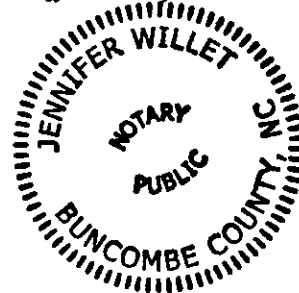
Witness my hand and official seal, this 20 day of January, 2022.

Jennifer Willet
Notary Signature (Must Match Name on Seal Exactly)

Jennifer Willet
Notary Printed Name (Must Match Name on Seal Exactly)

Sept. 4. 2026
Date Commission Expires

Affix Notary Seal:



IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.

William Shane Lance (SEAL)

William Shane Lance

County of Buncombe

State of N.C.

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **William Shane Lance**.

Witness my hand and official seal, this 19 day of January, 2022.

James M. Shomaker
Notary Signature (Must Match Name on Seal **Exactly**)

James M. Shomaker
Notary Printed Name (Must Match Name on Seal **Exactly**)

March 24, 2024
Date Commission Expires

Affix Notary Seal:

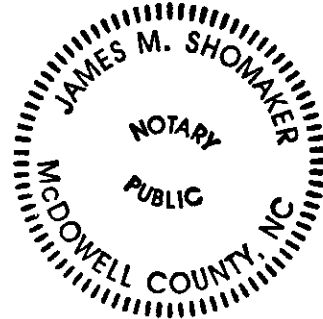


Exhibit A

The property conveyed is all of the property described in the deed from Charlie Cook and Bessie Cook to Clyde Garland and wife Grace Garland, dated January 20, 1976, and recorded in Book 88, page 591, Swain County Registry.

BEGINNING on an axle, said axle being in the line of Carrie Crisp, and being the southeast corner of the Barnes lot, and runs; thence, with said lot, N. 5-09 E. 374.40 feet to an axle, said axle being the northeast corner of the Barnes lot and in the line of Charlie Cook; thence, runs with Cook line, S. 86-22 E. 438.25 feet to an iron stake on the west bank of Dry Creek; thence, runs with the west bank of said creek the following courses: S. 22-30 E. 40.00 feet, S. 33-00 E. 183.01 feet, S. 07-50 E. 195.33 feet to a point on the west bank of said creek; thence, runs, N. 86-22 W. 613.82 feet to the point of BEGINNING. Contains 4.70 acres.

TOGETHER WITH an easement of right of way over the existing road formerly used by Charlie Cook, leaving the State Road (Stecoah-Dry Creek) and crossing the adjoining lands of the parties of the first part to the above described tract, said easement to be used in common for ingress and egress. See Deed Book 88, page 591, Graham County Registry.

Recitals:

See deed from Grace Garland, widow of Clyde Garland, to Hilders Holder recorded in Book 189, page 555. See also deed from Hilders Holder back to Grace Garland recorded in Book 189, page 764. The last will and testament of Grace Holder Garland was filed for probate in Buncombe County, North Carolina, and also filed in Graham County file 06-E-19. Item 5 of Grace Holder Garland's will devises the property described herein unto Gilbert Derek Lance and William Shane Lance.