

BOOK 741 PAGE 427 (3)

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Mary Jane Wallin, Register of Deeds
Excise Tax: \$1,500.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,500.00

Parcel Identifier No. 9707-90-6944, 9707-90-9943 Verified by _____ County on the ____ day of _____, 2022

By: _____

Mail/Box to: Vickers Russe Law, PLLC, P.O. Box 213, Marshall, NC 28753

This instrument was prepared by: Goosmann Rose Colvard & Cramer, P.A., 77 Central Ave, Suite H, Asheville, NC 28801 Box # 81 (21-6065)

Brief description for the Index: BEING 5.01+/-, and all that property specified in Deed Book 426 Page 694, Plat Book 6 Page 404, and Plat Book 8 Page 875 in the Madison County, NC Registry

THIS DEED made this 26th day of January, 2022, by and between

GRANTOR

GRANTEE

Regina Reed and
Donald Reed, married to each other

3684 US 25/70
Marshall, NC 28753

Community Housing Coalition of Madison County, Inc. a North
Carolina Non-Profit Corporation

PO Box 1166
Marshall, NC 28753

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, parcel of land or condominium unit situated in the Town of Marshall, No. 1 Township, Madison County, North Carolina and more particularly described as follows:

See **Exhibit A** attached hereto and incorporated herein by reference. This instrument was prepared by the Law Office of Goosmann Rose Colvard & Cramer, P.A. without review or examination of the herein described property and no opinions or representations are being made, either expressed or implied, by said law firm or any of its attorneys. This instrument was prepared by George F. Goosmann, IV., a licensed NC attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 426 page 694.

All or a portion of the property herein conveyed _____ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 6 page 404.

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 whomsoever, other than the following exceptions: Those matters set forth in the description for the property; easements and rights of way of record or in place; restrictive covenants of record; the use provisions of any governmental ordinance affecting the property and taxes for the current year.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Regina Reed (SEAL)
 Print/Type Name: Regina Reed

Donald Reed (SEAL)
 Print/Type Name: Donald Reed

State of North Carolina – County of Henderson

I, the undersigned Notary Public of the County and State aforesaid, certify that Regina Reed and Donald Reed 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 26th day of January, 2022.

My Commission Expires: 10/12/2026

Genesis Montes-Ramos
 Notary Public



EXHIBIT A**LEGAL DESCRIPTION**

798 Walnut Creek Road, also referenced as 728 Walnut Creek Drive, Marshall, NC 28753.

Lying and being in Township No. 1, Madison County, NC and BEING 5.01 acres more or less, and all that property described by deed recorded in Deed Book 426 Page 694, in the Madison County, NC Registry; and the parcels shown in Plat Book 6 Page 404 and Plat Book 8 Page 875 in the Madison County, NC Registry; and being more particularly described as follows:

BEGINNING at a recovered railroad spike marking the northwestern corner of that tract now or formerly owned by Entrust Carolinas, LLC as described by deed recorded in Deed Book 388, at Page 567 and as shown by plat recorded in Plat Book 5, at Page 384, all of recorded in the Madison County, NC Registry and also being located in the eastern margin of the asphalt of Walnut Creek Drive; thence along and with the Entrust Northern boundary, South 69 Degrees 17' 10 Minutes East for a total distance of 871.55 feet, at 394.94 feet and again at 799.92 feet; thence along with the western boundary of the Town of Marshall Cemetery as described in Deed Book 27, at Page 50 of the Madison County, NC Registry, the following three calls: North 46 Degrees 07' 23 Minutes East 144 feet and North 38 Degrees 52' 31 Minutes East 132 feet to a set $\frac{5}{8}$ inch rebar at or near the eastern margin of an existing gravel road; thence North 47 Degrees 07' 29 Minutes West 203.89 feet to a set $\frac{5}{8}$ inch rebar marking the easternmost corner of that tract now or formerly owned by Harry C. Horrell as described in Deed Book 295, at Page 163 of said registry; thence along and with the Horrell eastern line, South 67 Degrees 10' 28 Minutes West 135.09 feet to a recovered drill-steel; marking a corner of the Harry Horrell tract as set forth in Deed Book 295, at Page 233 of the Madison County, NC Registry; thence along and with the Horrell tract eastern margin, South 14 Degrees 55' 06 Minutes West 160.47 feet to a recovered axle marking a corner of the Horrell tract; thence along and with the Horrell southern margin, North 72 Degrees 39' 43 Minutes West 284.37 feet to a recovered nail located in the eastern margin of the asphalt of Walnut Creek Drive; thence along and with the eastern margin of the asphalt of Walnut Creek Drive, South 16 Degrees 10' 55 Minutes West 231.81 feet to the point and place of BEGINNING.

Together With and Subject To those easements and rights of way as recorded in the Madison County, NC Registrar's Office, including easements recorded in Deed Book 480 Page 294 of the Office of the Madison County Registry; and in 488 Page 509, of the Office of the Madison County Registry.

Tax Parcel IDs # 9707906944 (as shown in Plat Book 8 Page 875 of the Madison County Registry); and 9707909943 (as shown in Plat Book 6 Page 694 of the Madison County Registry) (formerly 9707-90-7996).