

MADISON COUNTY
Jan 10 2002 \$97.00



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Jan 10 2002 at 08:31:30 AM

by: Jens Lee Buckner
Register of Deeds

BOOK 279 PAGE 701

Excise Tax: \$97.00 Recording Time, Book and Page

Mail after recording to the Grantee at the following address:

*198B Valley ST
Mccs Hill, NC 28759*

This instrument was prepared by Edward B. Krause, Attorney at Law,
96 Central Ave., Asheville, NC 28801, 828-258-0220.

No title examination or closing performed by attorney.

File #02-101
PIN #

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 7th day of January, 2002, by and between

GRANTOR	GRANTEE
CHAD M. BRADLEY and wife, MICHELLE H. BRADLEY, and CHARLES L. BRADLEY and wife, LINDA IRMA BRADLEY	JEFFREY DALE LOVEN

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

BEING all of the lot containing 4.37 acres as shown on Plat Book 4 at Page 661 and being a portion of the property as described in Deed Book 275 at Page 579.

Included in this conveyance is a perpetual 30 foot right-of-way for ingress, egress and utility purposes as shown on Plat Book 4 at Page 661 along a road to Long Branch Road, S.R. 1582.

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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

This conveyance is SUBJECT to easements, restrictions, deeds of trust and property taxes for the current year, if any of record.

Also subject to restrictions and maintenance obligations recorded in Deed Book 278, Page 279 and Deed Book 278, Page 284.

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

Chad M. Bradley (SEAL)
CHAD M. BRADLEY

Michelle H. Bradley (SEAL)
MICHELLE H. BRADLEY

Charles L. Bradley (SEAL)
CHARLES L. BRADLEY

Linda Irma Ball Bradley (SEAL)
LINDA IRMA BRADLEY

STATE OF NORTH CAROLINA, COUNTY OF Madison

I, Edward B Krause, a Notary Public of said State and County, do hereby certify that CHAD M. BRADLEY and wife, MICHELLE H. BRADLEY, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Notarial Seal, this 9th day of Jan, 2002.

My commission expires:

7/26/04
(NOTARIAL SEAL)

Edward B Krause
Notary Public

STATE OF NORTH CAROLINA, COUNTY OF Madison

I, Edward B Krause, a Notary Public of said State and County, do hereby certify that CHARLES L. BRADLEY and wife, LINDA IRMA BRADLEY, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Notarial Seal, this 9th day of Jan, 2002.

My commission expires:

7/26/04
(NOTARIAL SEAL)

Edward B Krause
Notary Public

STATE OF NORTH CAROLINA, COUNTY OF MADISON

The foregoing certificate(s) of Edward B. Krause, a Notary (or Notaries) Public of the State and County designated is/~~are~~ certified to be correct.

This 10th day of January, 2002.

JENA LEE BUCKNER
REGISTER OF DEEDS FOR MADISON COUNTY

By: Elizabeth Slagle Deputy