

This certifies that there are no delinquent ad valorem taxes, or other taxes which the Madison County Tax Collector is charged with collecting, that are a lien on:

Parcel Identification Number 8850-46-1690

This is not a certification that this Madison County Parcel Identification Number matches this deed description.

James M. Leaford  
Tax Collection Staff Signature

04-07-21  
Date

BOOK 717 PAGE 464 (5)

340989



Filed: Madison County, NC  
04/07/2021 01:16:28 PM  
Mary Jane Wallin, Register of Deeds

**Excise Tax: \$0.00**

**This instrument was prepared by Donny J. Laws, Attorney at Law, P.O. Box 397, Burnsville, NC, 28714, without review or examination of the title to the hereinafter described property and no opinion or representations are being made, either express or implied as to marketability of the same, by said attorney.**

**Excise Tax: \$ 0.00**

**PIN : 850-46-1690**

**STATE OF NORTH CAROLINA**

**DEED OF GIFT**

**COUNTY OF MADISON**

**DATE: \_\_\_ APRIL, 2021**

**GENIA HAYES PETERSON and husband, KEVIN PETERSON; CASSIE SNELSON FRANKLIN and husband, WILLIAM FRANKLIN and CHRISTINE HAYES, Widow, GRANTORS, hereby deed to MARK SNELSON, unmarried, GRANTEE, 150 Slingshot Way, Hot Springs, NC 28743, thus;**

**WITNESSETH:**

**FOR AND IN CONSIDERATION of the sum of TEN DOLLARS AND 00/100 (\$10.00), and for other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby grant and convey (subject to the exceptions and reservations hereinafter set forth, if any) unto the GRANTEE, her heirs, successors and assigns, that certain tract or parcel of land lying and being in Hot Springs Township #6, Madison County, North Carolina, and being more particularly described as follows:**

See Exhibit "A" attached hereto and incorporated herein by reference as if the same were fully set forth herein.

**TO HAVE AND TO HOLD** the hereinabove described parcel or tract of land, together with all rights, privileges and appurtenances thereto belonging unto them, the said Grantee, his heirs, successors and assigns forever.

**GRANTORS COVENANT** to and with the Grantee, his heirs, successors, and assigns, that they are seized of the foregoing land in fee; that they have the right to convey the same in fee simple; that said land is free and clear of all liens and encumbrances and that they will forever warrant and defend the title to the same against the lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF**, the **GRANTORS** have hereunto set their hand and affixed their seal this the day and year first above written.

*Genia Hayes Peterson* (SEAL)  
**GENIA HAYES PETERSON**

*Kevin Peterson* (SEAL)  
**KEVIN PETERSON**

*Cassie Snelson Franklin* (SEAL)  
**CASSIE SNELSON FRANKLIN**

*William Franklin* (SEAL)  
**WILLIAM FRANKLIN**

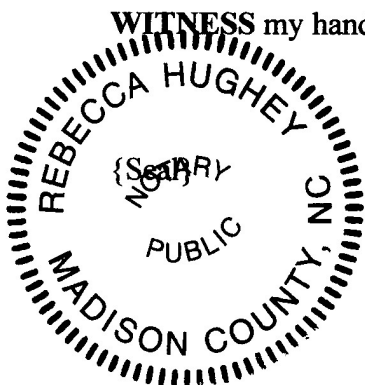
*Christine Hayes* (SEAL)  
**CHRISTINE HAYES**

**STATE OF NORTH CAROLINA**

**COUNTY OF MADISON**

I, *Rebecca Hughey*, a Notary Public of the aforesaid County and State, do hereby certify that GENIA HAYES PETERSON, who is known to me or proved to me on the basis of satisfactory evidence to be the person(s) described, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing instrument for all purposes therein express.

WITNESS my hand and notarial seal this the *7<sup>th</sup>* day of April, 2021.

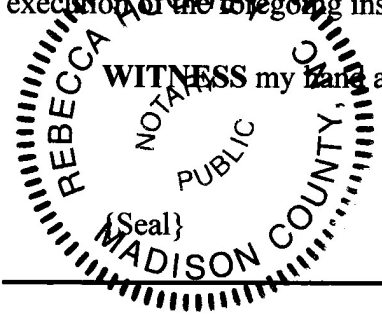


*Rebecca Hughey*  
Notary Public  
Commission Expiration Date: *2-26-2025*

STATE OF NORTH CAROLINA

COUNTY OF MADISON

I, Rebecca Hughey, a Notary Public of the aforesaid County and State, do hereby certify that KEVIN PETERSON, who is known to me or proved to me on the basis of satisfactory evidence to be the person(s) described, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing instrument for all purposes therein express.



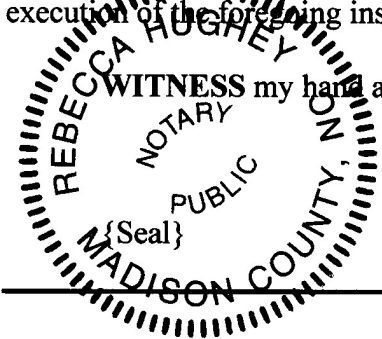
WITNESS my hand and notarial seal this the 7<sup>th</sup> day of April, 2021.

Rebecca Hughey  
Notary Public  
Commission Expiration Date: 2-26-2025

STATE OF NORTH CAROLINA

COUNTY OF MADISON

I, Rebecca Hughey, a Notary Public of the aforesaid County and State, do hereby certify that CASSIE SNELSON FRANKLIN, who is known to me or proved to me on the basis of satisfactory evidence to be the person(s) described, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing instrument for all purposes therein express.



WITNESS my hand and notarial seal this the 7<sup>th</sup> day of April, 2021.

Rebecca Hughey  
Notary Public  
Commission Expiration Date: 2-26-2025

STATE OF NORTH CAROLINA

COUNTY OF MADISON

I, Rebecca Hughey, a Notary Public of the aforesaid County and State, do hereby certify that WILLIAM FRANKLIN, who is known to me or

proved to me on the basis of satisfactory evidence to be the person(s) described, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing instrument for all purposes therein express.



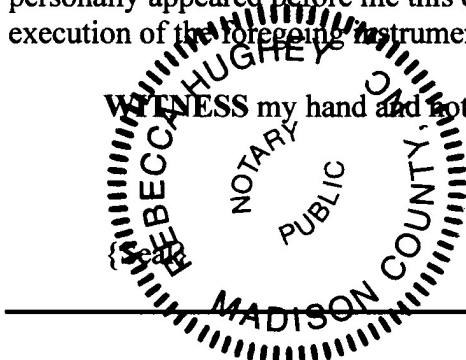
WITNESS my hand and notarial seal this the 7<sup>th</sup> day of April, 2021.

Rebecca Hughey  
Notary Public  
Commission Expiration Date: 2-26-2025

**STATE OF NORTH CAROLINA**

**COUNTY OF MADISON**

I, Rebecca Hughey, a Notary Public of the aforesaid County and State, do hereby certify that CHRISTINE HAYES, who is known to me or proved to me on the basis of satisfactory evidence to be the person(s) described, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing instrument for all purposes therein express.



WITNESS my hand and notarial seal this the 7<sup>th</sup> day of April, 2021.

Rebecca Hughey  
Notary Public  
Commission Expiration Date: 2-26-2025

**Exhibit "A"**

**BEING** all that parcel of land containing 1.00 acre, more or less, more particularly shown and delineated on that Plat entitled "Special Subdivision for Mark Snelson", dated 25 August, 2020, prepared by Michael Martin, PLS, L-4401, of Dry Ridge Land Surveying, PA, and recorded of record in Plat Book 9, Page 354, Madison County Registry.

**TOGETHER WITH** a perpetual and non-exclusive easement and road right of way twelve (12) feet in width as measured six (6) feet on each side of the centerline as the same is delineated on the above referenced Plat, together with rights of ingress, egress and regress for purposes of inspecting, repairing and improving said roadway.

**FOR TITLE REFERENCE:** See Madison County Deed Book 622, Page 783.