



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 9737-44-3236

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

James M. Leaford
Tax Collection Staff Signature

07-02-20
Date

Filed: Madison County, NC
07/02/2020 03:33:22 PM
Susan Rector, Register of Deeds
Excise Tax: \$400.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$400.00

Parcel Identifier No. 9737-44-3236 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Michael Lee Garrison, 77 Grace Lane, Mars Hill, North Carolina 28754

This instrument was prepared by: Bruce B. Briggs Attorney, P.O. Box 81, Mars Hill, NC 28754

Brief description for the Index: _____

THIS DEED made this 1st day of July, 2020, by and between

GRANTOR

**BERNARD COATES
and wife,
KATHRYN S. COATES**

GRANTEE

**MICHAEL LEE GARRISON
and wife,
CARMEN H. GARRISON**

77 Grace Lane
Mars Hill, NC 28754

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 City of _____, No. 3 Township, Madison County, North Carolina and more particularly described as follows:

See: ATTACHMENT ONE, which is attached hereto and incorporated herein for a metes and bounds description of the 22.36 acres more or less tract of land which is conveyed by this deed.

NOTE: No title examination of this property was made by the preparer of this deed.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 252 page 143.

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

ATTACHMENT ONE: Deed from BERNARD COATES and wife, KATHRYN S. COATES to MICHAEL LEE GARRISON and wife, CARMEN H. GARRISON

Lying and being off of Old Bull Creek Church Road (SR #1614) on Wesley-Neil Drive in Township No.3, Madison County, North Carolina, and being more Particularly described as fillows:

BEGINNING on a walnut tree at a spring, common corner of the lands conveyed to Luellen W. Costic and husband, and runs thence with the Costic line as follows: North 20 degrees East 289.00 feet to an ironwood tree, North 0 degree 30 minutes East 188.00 feet to a poplar tree, North 05 degrees 15 minutes West 182.00 feet crossing old NC Highway 213 to an iron pipe set near Bone Camp Branch; thence down and with Bone Camp Branch generally, South 50 degrees 15 minutes 157.00 feet, and South 26 degrees 45 minutes East 312.00 feet to a stake in the old road, a common corner of Tract II, described in a deed dated January 9, 1980, to Elwood Waldrup and wife, Louise Waldrup, recorded in Deed Book 135 page 658, in the Madison County Registry; thence South 75 degrees 35 minutes West 339.00 feet to a point in the center of a road, being a common corner of the lands conveyed to Luetta W. Gregg on January 9, 1980; thence South 12 degrees West 126.50 feet to a stake; thence South 24 degrees 25 minutes West 91.00 feet to a poplar tree; thence South 67 degrees West 197.00 feet to a stake; thence South 09 degrees 45 minutes West 151.00 feet to a poplar tree; thence South 10 degrees 30 minutes West 380.00 feet to a chestnut tree stump in the fence corner; thence South 51 degrees East 317.00 feet to a white pine tree; thence South 50 degrees 45 minutes East 168.00 feet to a white oak tree; thence South 47 degrees 15 minutes East 81.00 feet to a dogwood tree; thence South 18 degrees East 194.50 feet to a chestnut oak tree; thence South 20 degrees 45 minutes East 98.00 feet to a maple tree; thence South 34 degrees 30 minutes East 104.70 feet to a stake in the fence corner; thence South 68 degrees 45 minutes East 158.00 feet to a hickory tree; thence South 75 degrees 15 minutes East 127.00 feet to a white oak tree; thence South 80 degrees 30 minutes East 120.40 feet to a pine tree; thence North 89 degrees East 37.00 feet to a pine tree; thence North 84 degrees 45 minutes East 122.50 feet to a stake in the fence corner, common corner of the lands conveyed January 9, 1980, to Luellen W. Costic and husband; thence with the Costic line North 24 degree 45 minutes West 378.00 feet to a poplar tree; thence North 30 degrees 40 minutes West 165.00 feet to a spruce tree; thence North 11 degrees West 188.00 feet to the point and place of BEGINNING.

EXCEPTING and RESERVING from the 23.50 acres tract of land described hereinabove, is a tract of land containing 1.14 acres more or less, conveyed to Eddie Dean Powell and wife, Sadie R. Powell, which deed is recorded in Deed Book 242 page 112, in the Office of the Madison County Register of Deeds, reference to which is hereby made and is incorporated herein by reference for a metes and bounds description of said 1.14 acres tract of land which is excepted from the hereinabove conveyance.

THIS DEED conveys to the Grantees herein 22.36 acres more or less, and is the same property described in a deed dated December 31, 1998, to Bernard Coates and wife, Kathryn Coates which is recorded in Deed Book 252 page 143, in the Madison County Register of Deeds, reference to which is hereby made. See the deed dated January 9, 1980, to Elwood Waldrup and wife, Louise Waldrup, which is recorded in Deed Book 135 page 658, and a deed recorded in Deed Book 26 page 59, both deeds recorded in the Office of the Madison County Register of Deeds.

Kathryn S. Coates
Kathryn S. Coates

(SEAL)

Bernard Coates
Bernard Coates

(SEAL)

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

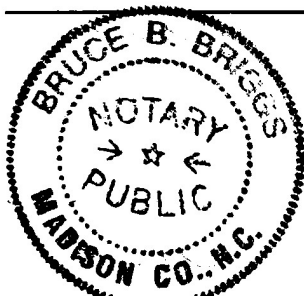
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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 whomsoever, other than the following exceptions:

Utility easements, rights of way and any reservations or restrictions all as may appear of record in the public records of Madison County, North Carolina.

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

By: _____ (Entity Name)
Print/Type Name & Title: _____
By: _____ (SEAL)
Print/Type Name: Bernard Coates
By: _____ (SEAL)
Print/Type Name: Kathryn S. Coates
By: _____ (SEAL)
Print/Type Name: _____
By: _____ (SEAL)
Print/Type Name: _____



State of North Carolina - County or City of Madison
I, the undersigned Notary Public of the County or City and State aforesaid, certify that BERNARD COATES and wife, KATHRYN S. COATES - 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 1st day of July, 2020. My Commission Expires: Jan. 29, 2025
Notary Public
Notary's Printed or Typed Name: Bruce B. Briggs

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City and State aforesaid, certify that _____ - 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 _____ day of _____, 20____. My Commission Expires: _____ Notary Public Notary's Printed or Typed Name

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City and State aforesaid, certify that _____ - personally appeared before me this day and acknowledged that he is the _____ of _____ a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____. My Commission Expires: _____ Notary Public Notary's Printed or Typed Name