

Issued Jul 08 2002
\$130.00
State of North Carolina
Real Estate Excise Tax
MADISON County

FILED in MADISON County, NC on
Jul 08 2002 at 11:47:08 AM
by: Jena Lee Buckner
Register of Deeds

EXCISE TAX: \$130

This instrument drafted by: Steven Blackwell, Attorney at Law

After recording, mail to: Steven Blackwell, Attorney at Law
P.O. Box 1418, Mars Hill, NC 28754

NORTH CAROLINA

DEED

MADISON COUNTY

This deed is made this the 9th day of July, 2002, by AARON EDWARDS and wife, CHRISTY EDWARDS of Yancey County, North Carolina, hereinafter referred to as "Grantor", to MATTHEW T. WECHTEL and wife, KELLI D. WECHTEL, of Mecklenburg County, North Carolina, hereinafter referred to as "Grantee".

(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.)

The address of Grantee is: 8701 Canter Post Drive, Charlotte, NC 28216.

WITNESSETH:

That the said Grantor in consideration of Ten dollars and other valuable consideration to Grantor paid by the said Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does bargain, sell, and convey unto the said Grantee in fee simple, all right, title and interest of Grantor in that tract or parcel of land in the County of Madison, and State of North Carolina, and more particularly described as follows:

BEING all of Lot #3 as shown on plat recorded in Plat Book 4, Page 40, Madison County, North Carolina Registry; reference to said plat being made for a more particular description.

ALSO being a portion of the property as described in Deed Book 165, Page 13, aforesaid county registry.

SUBJECT TO restrictions as recorded in Book 241, Page 710 and Book 247, Page 618 and Book 247, Page 616, aforesaid county registry.

TOGETHER WITH AND SUBJECT TO all roadways as shown on plats recorded in Plat Book 04, Page 199; Plat Book 03, Page 360-A; Plat Book 4, Page 103-A; Plat Book 4, Page 42; Plat Book 4, Page 43; Plat Book 4, Page 121; Plat Book 4, Page 57; Plat Book 4, Page 40, aforesaid county registry.

To have and to hold the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to the said Grantee in fee simple.

And the said 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.

In Testimony Whereof, the said Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Aaron Edwards [SEAL]
AARON EDWARDS

Christy Edwards [SEAL]
CHRISTY EDWARDS

STATE OF NORTH CAROLINA
COUNTY OF MADISON

I, a Notary Public of the County and State aforesaid, certify that AARON EDWARDS and CHRISTY EDWARDS appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 9th day of July, 2002.

Jenna L. Blackwell
Notary Public

My commission expires: _____
(SEAL)



STATE OF NORTH CAROLINA
COUNTY OF MADISON

The foregoing certificate of Jenna L. Blackwell, a Notary Public of the State and County designated, is certified to be correct.

This 9th day of July, 2002

JENA LEE BUCKNER,
Register of Deeds of Madison County

By: *Susan Rector*
Assistant / Deputy