

**2015002145**

MCDOWELL CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED

05-28-2015 08:51:57 AM

TONIA R HAMPTON

REGISTER OF DEEDS

BY LENA BAKER
ASSISTANT REGISTER OF DEEDS**BK: CRP 1154****PG: 177-180**

Excise Tax \$NTC

Recording Time, Book and Page

Tax Collector certifies that no delinquent taxes are due. Certification expires Jan 6th of the year following certification date.

In Watershed [] Not in Watershed [X] Approved to record - Tax Dept.

Date: 5/28/15BY: LLC

Parcel Tax ID #0659.00-26-0322

(Mail after recording to W. Hill Evans, PA

This instrument was prepared by Wesley R. Shelley, Attorney at Law, Marion, NC No Title Examination Made/fbw

Brief Description for the index

.43 acres Old Fort Township

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made May 5, 2015, by and between

GRANTOR

GRANTEE

STREET SEATS, INC.

a Florida Corporation

and

ARNOLD J. GISONDA, Individually**DIANA S. GISONDA (formerly****Catherine S. Gisonda, individually****4524 Needle Palm Drive****New Port Richey, FL 34652****ARNOLD GISONDA**

And wife,

DIANA S. GISONDA**4524 Needle Palm Drive****New Port Richey, FL 34652**

Enter in appropriate block for each party: name, 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 or parcel of land situated in the City of n/a, Old Fort Township, McDowell County, North Carolina and more particularly described as follows:

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BEING approximately .43 acres bearing McDowell County Parcel Identification Number 0659.09-26-0322, lying in the Northern part of that tract on the Catawba Highway containing 4.5 acres, more or less, described in a Deed from M.P. Hensley and wife, Anna Hensley to H.M. Hensley and wife, Foy Dell Hensley by deed dated November 25, 1946 and recorded in Deed Book 97, Page 604, more particularly described by metes and bounds as follows: BEGINNING on a stake in the center of Catawba Highway corner of Lot No. 1 and runs S 1-1/2 degrees East 43 poles to a stake in the river corner of Lot No. 1; then down the river as it meanders, North 80 degrees East 10 poles to a stake, corner of Lot No. 3; then with the line of Lot No. 3, North 1-1/2 degrees West 49 poles to a stake in the center of Highway, corner of Lot No. 3; then with the center of Highway, South 52 degrees West 218-1/2 feet to the BEGINNING, containing 4.5 acres, more or less.

LESS AND EXCEPTING that parcel conveyed to the Town of Old Fort by deed recorded in Book 289, Page 809 in said Registry, and other parts located South of the property described above previously conveyed. Reference to said instruments is hereby made for a more particular description of the tract conveyed hereby.

This conveyance is made SUBJECT to the right of way for Catawba River Road to its full legal width.

There is also hereby conveyed an easement for a roadway reserved and described in Deed Book 289, Page 809, McDowell County Registry.

AND BEING the same lands described in that certain Deed dated April 17, 2008, from Jack D. Boulton and wife, Genevieve Boulton to Street Seats, Inc., recorded in the Office of the Register of Deeds for McDowell County, NC, in Book 960, Page 450, to which reference is hereby made.

This Deed is made for the purpose of distributing and conveying the remaining assets of the corporation pursuant to NCGS 55-14-05. Arnold J. Gisonda and Diana S. Gisonda are all the owners of Street Seats, Inc.

The property hereinabove described was acquired by Grantor by instrument recorded in **Book 960, Page 450**.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Subject to any utility easements and right of ways of record.

Subject to taxes due McDowell County for the year 2015, to be paid by Grantee.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

STREET SEATS, INC.
a Florida Corporation

BY: *Arnold J. Gisonda* (SEAL)
Arnold J. Gisonda, President

ATTEST:

Arnold J. Gisonda (SEAL)
ARNOLD J. GISONDA, individually

Diana S. Gisonda (SEAL)
DIANA S. GISONDA, Individually

____ (SEAL)

____ Secretary (Corporate Seal)

(SEAL)

SEAL-STAMP

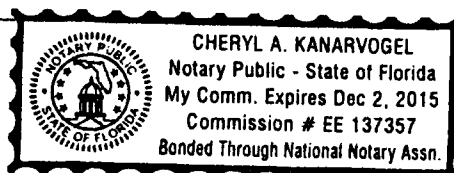
Florida *Pasco*
STATE OF ~~NORTH CAROLINA~~, COUNTY OF ~~McDOWELL~~
I, a Notary Public of the County and State aforesaid, certify that **ARNOLD J. GISONDA, Individually and DIANA S. GISONDA, Individually**
Grantors, personally appeared before me this day and
a) ☒ I have personal knowledge of the identity of the principal(s)
b) ☐ I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a

c) ☐ a credible witness has sworn to the identity of the principal(s)
each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated. Witness my hand and official stamp or seal, this 21 day of May, 2015

My commission expires:

Cheryl A. Kanarvogel
(Signature) NOTARY PUBLIC

(Print name of Notary Public)



SEAL-STAMP

Florida

Pasco

STATE OF ~~NORTH CAROLINA~~, COUNTY OF ~~McDOWELL~~

I, a Notary Public of the County and State aforesaid, certify that **Arnold J. Gisonda**, personally came before me this day and:

- a) ☒ I have personal knowledge of the identity of the principal(s)
 b) ☐ I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a

c) ☐ a credible witness has sworn to the identity of the principal(s) acknowledged that he is President of **STREET SEATS, INC.**, a Florida corporation, and that he as President, being authorized to do so, execute the foregoing instrument on behalf of the corporation and each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated. Witness my hand and official stamp or seal, this 21 day of May, 2015.

My commission expires:

Cheryl A. Kanarvogel
 (Signature) NOTARY PUBLIC



 (Print name of Notary Public)