

2023003159

MCDOWELL COUNTY NC FEE \$26.00

STATE OF NC REAL ESTATE EXT
\$562.00

PRESENTED & RECORDED

07/10/2023 11:48:45 AM

LYDIA TILLEY EFFLER

REGISTER OF DEEDS

BY: LYDIA EFFLER

REGISTER OF DEEDS

BK: CRP 1440

PG: 969 - 972

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$562.00

Parcel Identifier No. 075018217594 Verified by _____ County on the _____ day of _____, 20____

By: _____

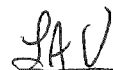
Mail/Box to: The Phillip C. Price Law Firm, PLLC, 1200 Ridgefield Blvd Ste 180, Asheville, NC 28806, Box # 32 **23-0585**This instrument was prepared by: Goosmann Rose Colvard & Cramer, P.A., 77 Central Ave, Suite H, Asheville, NC 28801 Box # 81 (23-2937)

Brief description for the Index: _____

THIS DEED made this 3rd day of July, 2023, by and between

GRANTOR

GRANTEE

Dylan Stockman and Heidi Stockman, married to each other
788 Mt Hebron Rd
Old Fort, NC 28762Lynn Ann Underwood
522 Old US Highway 70 W
Old Fort, NC 28762

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 Old Fort, _____ Township, McDowell County, North Carolina and more particularly described as follows:

See **Exhibit A** attached hereto and incorporated herein by reference. This instrument was prepared by the Law Office of Goosmann Rose Colvard & Cramer, P.A. without review or examination of the herein described property and no opinions or representations are being made, either expressed or implied, by said law firm or any of its attorneys. This instrument was prepared by George F. Goosmann, IV., a licensed NC attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1225 page 468.

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

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: easements and rights of ways of record or in place; restrictive covenants of record; benefits and/or burdens to the property as described in the description for the property; the use provisions of any governmental ordinance over the property; and taxes for the current year.

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

(Entity Name)

[Signature] (SEAL)
Print/Type Name: Dylan Stockman

By: _____
Print/Type Name & Title: _____

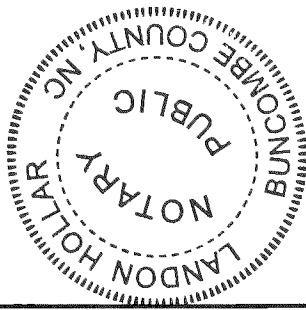
[Signature] (SEAL)
Print/Type Name: Heidi Stockman

State of North Carolina – County of Buncombe

I, the undersigned Notary Public of the County and State aforesaid, certify that Dylan Stockman and Heidi Stockman 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 3 day of July, 2023.

My Commission Expires: 9/29/26

[Signature]
Notary Public



The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

Register of Deeds for _____ County
By: _____ Deputy/Assistant –Register of Deeds

EXHIBIT "A"

Beginning on an iron stake on the East side of old US Highway 70 West of Old Fort, North Carolina, said point being the beginning corner of that property described in Deed Book 729, Page 808, McDowell County Registry, and runs thence South 48 degrees 15' 42" East with said Highway 62.30 feet to an iron stake on the East side Highway, the southwest corner of that property described in Deed Book 643 at Page 438, McDowell County Registry; thence North 41 degrees 32' 21" East 72.39 feet to a point; thence North 41 degrees 32' 21" East 20.19 feet to a point; thence North 41 degrees 32' 1" East 330.31 feet to a 1/2 inch iron pipe; thence North 48 degrees 04' 14" West 61.89 feet to a 1/2 inch rod; thence South 41 degrees 35' 38" West 420.82 feet to square head bolt; thence South 41 degrees 35' 38" West 8.21 feet to the Beginning, and containing 0.61 acres as shown on that Boundary Survey for Jonathan & Amanda Ogle dated March 5, 2015, prepared by Banks Creek Surveying, Aaron R. Banks, PLS, which survey is incorporated herein by reference.

The above described property is conveyed together with that easement recorded in Book 1149, at Page 974, McDowell County Registry.

The above-described property is conveyed together with and subject to those applicable easements and rights of way as shown on the above referenced Survey.

And being all that property described in that deed recorded in Book 1225, at Page 468 of the McDowell County, NC Register's Office.

DJ a/s.

MCDOWELL COUNTY TAX OFFICE



TAX CERTIFICATION

Parcel Identification Number 0750-18-21-7594



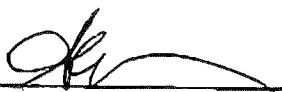
Tax Collector certifies that no delinquent taxes are due.



This parcel has deferred taxes which may become due upon transfer of the property if a disqualifying event occurs – G.S. 105-277.4(c).

This certification is valid as of 7/7/23 and does not reflect any property taxes that become delinquent after this date.

This does not certify McDowell County Parcel Identification Number matches the deed description.



Tax Collections

7/7/23

Date