

PENDING REVIEW FOR TAX LISTING

DATE 2022-07-14 BY SL

2022007509

HAYWOOD COUNTY NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

\$114.00

PRESENTED & RECORDED

07/14/2022 11:57:35 AM

SHERRI C. ROGERS

REGISTER OF DEEDS

BY: CASSENDA N FARMER

DEPUTY

BK: RB 1067

PG: 785 - 787

NORTH CAROLINA GENERAL WARRANTY DEED

Excise tax: \$114.00

Parcel Identifier No. 8636-50-2847

Mail after recording to: Joel R. Weaver

This instrument was prepared by: Griffin & Schaefer, P.A. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds. No title examination performed by deed preparer.

THIS DEED is made this 12th day of July 2022, between

GRANTOR	GRANTEE
TED BALLARD and wife, ANN BALLARD	THOMAS ALLAN CRAWFORD, JR. and wife, TARA BEST CRAWFORD
Address: 266 Laurel Ridge Lane Pikeville, TN 37367-2002	Address: 925 English Ridge Drive Mars Hill, NC 28754
If checked, this WAS a Grantor's Principal Residence (otherwise ignore):	

The designations Grantor and Grantee shall include the parties, their respective heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSES that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, does grant, bargain, sell and convey unto the Grantee in fee simple, all of that certain lot or parcel of land situated in Haywood County, North Carolina, more particularly described as follows:

SEE ATTACHED EXHIBIT A INCORPORATED HEREIN FOR COMPLETE DESCRIPTION:

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:

Easements, restrictions, rights of way of record, and 2022 ad valorem taxes.

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.

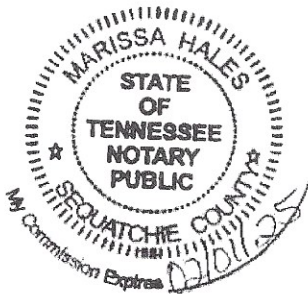
[Signature] (SEAL)

Ted Ballard

[Signature] (SEAL)

Ann Ballard

SEAL-STAMP



Sequatchie County, State: Tennessee

I certify that the following persons personally appeared before me this day, each acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Ted Ballard and wife, Ann Ballard.

07/12/22
Date

[Signature]
Official Signature of Notary
Notary Public

Notary's printed or typed name:
Marissa Hales

My commission expires: 02/01/25

EXHIBIT A

BEING Lot 41 of the Evergreen Farm Subdivision, as per plat or survey recorded in Plat Cabinet B, Slot 325-A, as amended in Plat Cabinet B, Slot 325-B, in the office of the Register of Deeds for Haywood County.

SUBJECT TO restrictions and rights of way of record.

BEING Tract 2 of the property conveyed to Ted Ballard and wife, Ann Ballard by deed dated September 15, 2020 recorded in Book 1007, Page 1600-1602, Haywood County Registry.