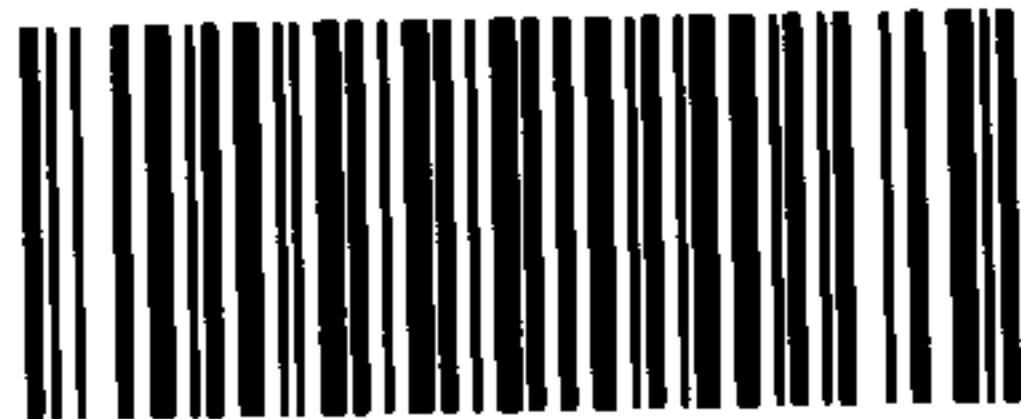


300136



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 9776-17-0097

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

Brenda Hemmons  
Tax Collection Staff Signature

6-10-10  
Date

Filed: Madison County, NC  
06/10/2010 09:56:33 AM  
Susan Rector, Register of Deeds  
Excise Tax: \$100.00

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$100.00

Parcel Identifier No. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Goosmann Rose Colvard & Cramer, P.A., 77 Central Avenue, Suite H, Asheville, NC 28801 (10-1021)

This instrument was prepared by: Goosmann Rose Colvard & Cramer, P.A., 77 Central Avenue, Suite H, Asheville, NC 28801

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 9th day of June, 2010 by and between

**GRANTOR**

Philip N. Hardin  
Lila M. Hardin, husband and wife  
470 Seven Glens Drive  
Weaverville, NC 28787

**GRANTEE**

Rebecca E. Hewitt and  
Susan I. Hargreaves  
13782 151st Lane N.  
Jupiter, FL 33478  
Joint Tenants with Right of Survivorship  
Not as Tenants in Common



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 or parcel of land situated in the City of Weaverville, \_\_\_\_\_ Township, Madison County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto.

The Grantees take title to this property as joint tenants with right of survivorship and not as tenants in common. By acceptance of this deed the Grantees agree and contract with one another to hold and establish title to the property as joint tenants with right of survivorship.

The property hereinabove described was acquired by Grantor by instrument recorded in Book \_\_\_\_\_ page \_\_\_\_\_.

All or a portion of the property herein conveyed \_\_\_ includes or X 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, restrictions, rights of way of record and utility lines readily apparent and in existence over or under the subject property. Ad valorem 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)  
 By: \_\_\_\_\_  
 Print/Type Name & Title: \_\_\_\_\_

\_\_\_\_\_  
 Print/Type Name: Philip N. Hardin (SEAL)

\_\_\_\_\_  
 Print/Type Name: Lila M. Hardin (SEAL)

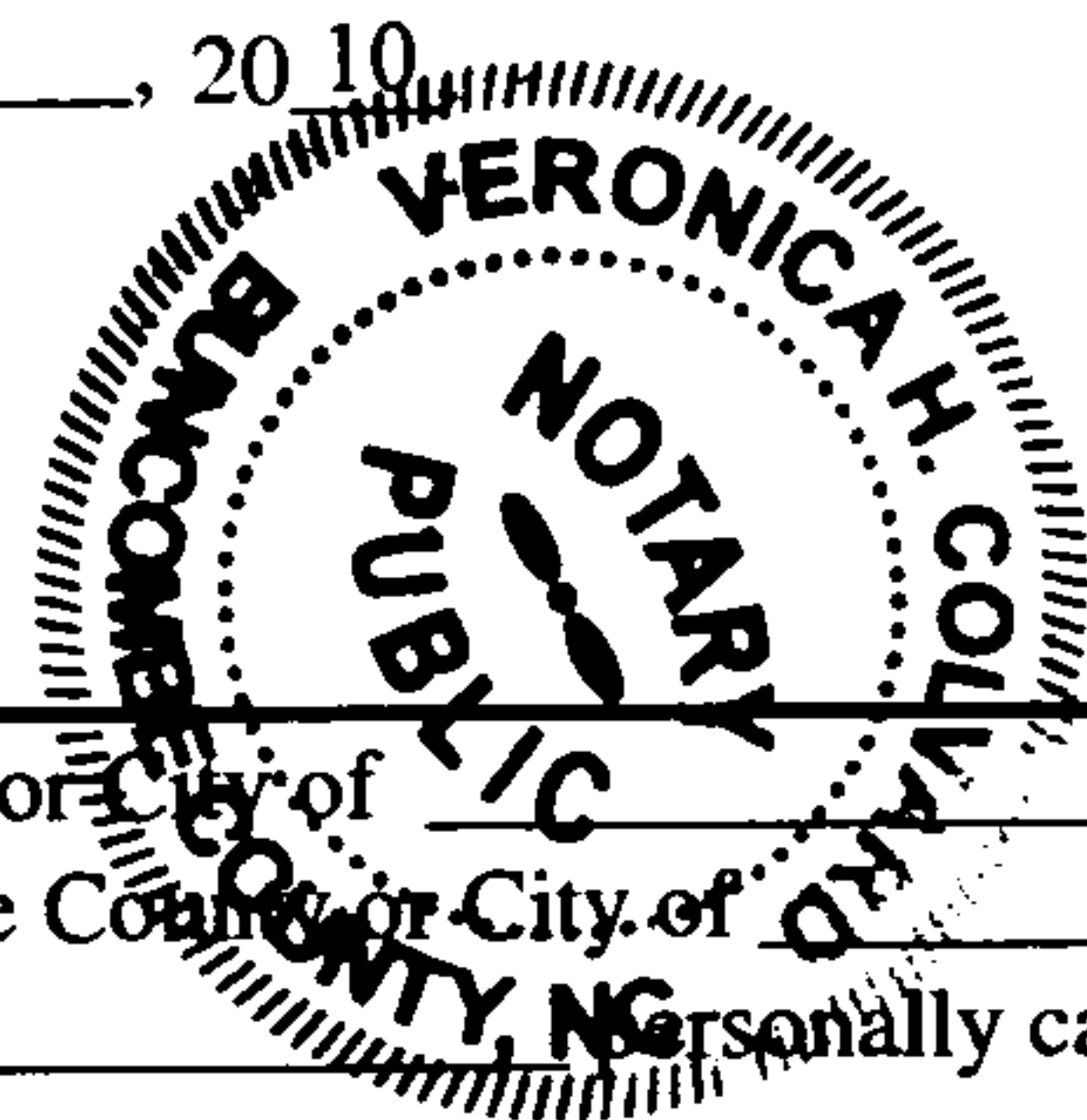
By: \_\_\_\_\_  
 Print/Type Name & Title: \_\_\_\_\_  
 Print/Type Name: \_\_\_\_\_ (SEAL)

By: \_\_\_\_\_  
 Print/Type Name & Title: \_\_\_\_\_  
 Print/Type Name: \_\_\_\_\_ (SEAL)

State of North Carolina - County or City of Buncombe

I, the undersigned Notary Public of the County or City of Buncombe and State aforesaid, certify that Philip N. Hardin and wife, Lila M. Hardin 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 9th day of June, 2010.

My Commission Expires: October 31, 2014  
(Affix Seal)



Veronica H. Colvard  
 Notary Public  
 Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_

I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ personally came 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: \_\_\_\_\_  
(Affix Seal)

\_\_\_\_\_  
 Notary Public  
 Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_

I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_  
 Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
(Affix Seal)

\_\_\_\_\_  
 Notary Public  
 Notary's Printed or Typed Name

