

458/666

BOOK 458 PAGE 666

10. Issued Apr. 29, 2008
\$600.00
State of MADISON
North Carolina County
Real Estate Excise Tax

FILED in MADISON County, NC on
Apr 29 2008 at 04:28:12 PM
by: Susan Rector
Register of Deeds

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$600.00

PIN:

Mail To: Susan S. Barbour, McBryce, Wood & Bissette
Greg Johnson, Attorney at Law

P.O. Box 969, Mars Hill, NC 28754

This instrument was prepared by: **Greg Johnson, Attorney at Law, P.C.**

(No Title Search Performed and No Opinion Given by Preparer)

Brief description for the Index

40.35 acres +/-, PB 6, at Page 561.

THIS DEED made this 29 day of April, 2008, by and between

GRANTOR

GRANTEE

Clinton Louis Rudisill and wife, Mary H. Rudisill

McCrary Stone Service, Inc. a NC Corporation
5 Williams Road
Fletcher, NC 28732

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 _____, _____ Township, **Madison** County, North Carolina and more particularly described as follows:

Being all of that 40.35 +/- acre tract of property as more particularly shown and described in a Plat recorded in Plat Book 6, at Page 561, Madison County NC Public Registry, reference to said plat is hereby made for a more particular description of said property.

ALSO BEING that same described property identified as Part A & B of the 1st Tract in Deed Book 398, at Page 178 and Deed Book 398, at Page 620 of said registry, and ALSO BEING a portion of the 1st Tract as described in Deed Book 74, at Page 561.

The property hereinabove described was acquired by Grantor by instrument recorded in _____

A Map showing the above described property is recorded in Plat Book 6 Page 561

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:

Any and all easements, rights of way, reservations, and/or restrictions of record and Madison County NC taxes for 2008.

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

Clinton Louis Rudisill (SEAL)

Mary H. Rudisill (SEAL)

SEAL - STAMP

State of North Carolina, Buncombe County.

I, a Notary Public of the County and State aforesaid, certify that **Clinton Louis Rudisill and wife, Mary H. Rudisill** Grantor(s), personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 29th day of **April, 2008**.

My commission expires: 6/30/10

H. Gregory Johnson
H. Gregory Johnson, Notary Public

