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Filed: Madison County, NC
08/25/2011 12:28:00 PM
Susan Rector, Register of Deeds
Excise Tax: \$290.00

as 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 9715-36-5732

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

Brenda Flemmons 8-25-11
Tax Collection Staff Signature Date

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 290.00

Parcel Identifier No. 9715-86-5732

Verified by _____ County on the ____ day of _____, 20____

By: _____

Mail/Box to: Susan S. Barbour, McGuire, Wood & Bissette, 48 Patton Avenue, Asheville, NC 28801

This instrument was prepared by: Susan S. Barbour, 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.

No title examination performed by deed preparer. File: 36021

Brief description for the Index: _____

THIS DEED made August 25, 2011, by and between

GRANTOR

GRANTEE

**Holly Dennise Fisher Crowe, aka, Holly Denise Fisher Crowe, and husband
Raymond Scott Crowe, married to each other**

**881 NC Hwy 251
Marshall, NC 28753**

McCrary Stone Service, Inc., A North Carolina corporation

**5 Williams Road
Fletcher, NC 28732**

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 Number 1 Township, Madison County, North Carolina and more particularly described as follows:

LYING AND BEING on NC Highway 251 and Ivy Hill Road in Number 1 Township, Madison County, NC and having Tax Parcel Number 9715-86-5732 and being more particularly described as follows:

BEING all of that property conveyed to John A. Hensley and wife, Edith N. Fisher Hensley by deeds recorded in Book 61, at Page 469; Book 93, at page 182; Book 61, at Page 593 and Book 113, at Page 561, all of the Madison County, NC Registry, reference to said deeds being made for a more particular description of said properties, LESS AND EXCEPTING any and all recorded out conveyances from said properties, including the following: (1) Deed to John Reeves Fisher and wife, Hilda T. Fisher recorded in Book 151, at page 646 conveying a 39.13 acre tract as more particularly described in said deed and as shown on plat recorded in Plat Book 3, at Page 223 of the Madison County, NC Registry; (2) Deed to Jerry L. Freeman and Nathan West, Jr. Trustees and their successors, of Riverview Baptist Church recorded in Book 380, at Page 751 conveying .62 acre tract together with appurtenant water and sewer easement rights as set forth therein; (3) Deed to David Duggar and wife, Virginia Duggar recorded in Book 392, at Page 387 conveying a 2.850 acre tract as described therein and as more particularly shown on plat recorded in Plat Book 5, at Page 755; and (4) Deed to David W. Dugger and wife, Virginia M. Dugger recorded in Book 448, at Page 364 conveying a 0.295 acre tract as more particularly described therein and as shown on plat recorded in Plat Book 6, at Page 424 of the Madison County, NC Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 61, Page 469; Book 93, Page 182; Book 61, Page 593 and Book 113, Page 561, See Also Estate File 07 E 111 and Estate File 98 E 107, Madison County Registry

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

A map showing the above described property is recorded in Plat Book 3 Page 223.

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 ways of record, right of tenants under unrecorded leases and to ad valorem taxes not yet due and payable.

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

Holly Dennise Fisher Crowe (SEAL)
Holly Dennise Fisher Crowe, aka, Holly Denise Fisher Crowe

Raymond Scott Crowe (SEAL)
Raymond Scott Crowe

State of North Carolina - County of Madison

I, the undersigned Notary Public of the County and State aforesaid, certify that Holly Dennise Fisher Crowe (aka Holly Denise Fisher Crowe) and husband, Raymond Scott Crowe, Grantor 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 25 day of August, 2011.

My Commission Expires: 12/10/11
(Affix Seal)

Susan Strayhorn Barber Notary Public

Notary's Printed or Typed Name

