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This document presented and filed:
07/19/2018 11:59:25 AM

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WILLIAM LEE KING, Henderson COUNTY, NC
Transfer Tax: \$430.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 430.00

Parcel Identifier No. 99-69342 Verified by _____ County on the ____ day of _____, 20____
By: _____Mail/Box to: The Phillip C. Price Law Firm, PLLC, PO Box 1296, Enka, NC 28728 (Box 32) ←This instrument was prepared by: The Phillip C. Price Law Firm, PLLC, PO Box 1296, Enka, NC 28728 18-0669

Brief description for the Index: _____

THIS DEED made this 19th day of July, 2018, by and between**GRANTOR**Thomas E. Lutzenberger and wife, Judith M. Lutzenberger
124 Jenny Lind Drive
Hendersonville, NC 28792**GRANTEE**Christopher W. Foreman
PO Box 373
Pendleton, SC 29670

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 Mills River, _____ Township, Henderson County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein.

This instrument was prepared by Phillip C. Price, a licensed North Carolina 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 1619 page 55.
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 _____.

Page 1 of 2

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:
Restrictions, rights of way, easements and property 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: _____
By: _____
Print/Type Name & Title: _____
By: _____
Print/Type Name & Title: _____
By: _____
Print/Type Name & Title: _____

Print/Type Name: Thomas E. Lutzenberger (SEAL)

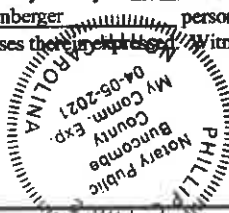
Print/Type Name: Judith M. Lutzenberger (SEAL)

Print/Type Name: _____ (SEAL)

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
Thomas E. Lutzenberger and wife, Judith M. Lutzenberger 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 19th day of
July, 2018.

My Commission Expires: April 5, 2021
(Affix Seal)



Phillip C. Price 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 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 _____ 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
_____ 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

Exhibit "A"
for
Freeman

Book 3225
Page 75

Being all of **Townhome Lot 5** of the **Townhomes at The Glens of Aberdeen** as shown on a plat as recorded in **Plat Slide 3877** of the Henderson County, NC Register's Office; reference to which Plat is hereby made for a more particular description of said Property.

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

And being all of that property described in deed recorded in **Book 1619, at Page 55** of the Henderson County, NC Register's Office.

   _____

18-0669