



This document presented and filed:  
07/11/2019 12:57:31 PM

WILLIAM LEE KING, Henderson COUNTY, NC  
Transfer Tax: \$750.00

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$750.00

Parcel Identifier No: 1017264 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

This instrument was prepared by: JACK A. LYDA (Deed Prep Only; No Title Search Performed)

Brief description for the Index: Lot 8, Section 3 - Claremont Subdivision

THIS DEED made this 8 day of July, 2019, by and between

GRANTOR

GRANTEE

**JACK A. MANDELMAN**  
And wife,  
**ANTOINETTE F. MOLLESS**

**SAMUEL C. HUNTER**  
And wife,  
**HAILEY A. HUNTER**

Address: 182 Towne Place Drive  
Hendersonville, NC 28792

Address: 11 Claremont Drive  
Flat Rock, NC 28731

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 Village of Flat Rock, Henderson County, North Carolina and more particularly described as follows:

**LOT 8 of CLAREMONT SUBDIVISION, SECTION 3 as shown on a plat thereof recorded in Plat Cabinet A at Slide 303 of the Henderson County Registry, reference to which plat is hereby made for greater certainty of description.**

**LESS AND EXCEPTING from said lot and from the operation of this conveyance is a .08 acre parcel conveyed by Joyce Mausolf, trustee to the Claremont Property Owner's Association, Inc. by deed dated June 28, 1999 and recorded in Deed Book 992 at Page 435 of the Henderson County Registry, reference to which deed is hereby made for a description of the property excluded from this deed.**

**SUBJECT however to restrictive covenants for Claremont Subdivision recorded originally in Book 697 at Page 463 and amended by instrument recorded in Book 760 at Page 687 and in Book 848 at Page 471 all of the Henderson County Registry.**

**BEING the same property conveyed in a Deed from Joyce Mausolf, Trustee of the Revocable Trust of Joyce Mausolf dated October 6, 1992 to Jack A. Mandelman and wife, Antoinette F. Molless recorded July 31, 2001 in Book 1070, Page 367 in the Henderson County, North Carolina Register of Deeds Office.**

The property being transferred by this Deed does \_\_\_\_ or does not \_\_\_\_ include the primary residence of either Grantor. (Per N.C.G.S. §105-317.2)

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1070, page 367, Henderson County, North Carolina Register of Deeds Office.

A map showing the above described property is recorded in Plat Slide 303, Henderson County, North Carolina Register of Deeds Office.

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:

**Henderson County and Village of Flat Rock ad valorem taxes for 2019, and subsequent years, which are a lien, but not yet due and payable, easements, rights of way, zoning and land use, statutes, regulations and restrictions of record.**

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written. Book 3357  
Page 365

\_\_\_\_\_  
(Entity Name)

By: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Title: \_\_\_\_\_

*Jack A. Mandelman* (SEAL)  
**JACK A. MANDELMAN**

*Antoinette F. Molless* (SEAL)  
**ANTOINETTE F. MOLLESS**

SEAL-STAMP



State of North Carolina – County of Henderson

I, Dawn M. Westmoreland, the undersigned Notary Public of the County and State aforesaid, certify that **JACK A. MANDELMAN and ANTOINETTE F. MOLLESS**, Grantors, 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 8th day of July, 2019.

My Commission Expires: 10/02/2021

*Dawn M. Westmoreland*  
Notary Public

SEAL-STAMP

State of \_\_\_\_\_ - County of \_\_\_\_\_

I, \_\_\_\_\_, the undersigned Notary Public of the County 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: \_\_\_\_\_

Notary Public

The foregoing Certificate(s) of \_\_\_\_\_ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof. \_\_\_\_\_ Register of Deeds for \_\_\_\_\_ County  
By: \_\_\_\_\_ Deputy/Assistant - Register of Deeds