

BK 778 PG 235 - 237 (3) DOC# 351850  
This Document eRecorded: 08/16/2023 04:30:05 PM  
Fee: \$26.00 DocType: DEED Tax: \$264.00  
Madison County, North Carolina  
Mary Jane Wallin, Register of Deeds

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$264.00

Parcel Identifier No. 9747-23-5288 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Lancaster Law Firm, 189 East Chestnut Street, Asheville, NC 28801

This instrument was prepared by: Christopher Musial, Esq. \*\*No Title Examination Performed by Preparer\*\*

Brief description for the Index: 2.18 Acres, DB 497, Pg 307, Madison County Register of Deeds

THIS DEED made this \_\_\_\_ day of August, 2023, by and between

**GRANTOR**

**Felix Ivan Rice, unmarried**

**Mailing address:**  
**91 Eller Ford Rd**  
**Weaverville, NC 28787**

**GRANTEE**

**Pamela Maxwell Alexander**

**Mailing address:**  
**421 Alexander Avenue**  
**Morganton, NC 28655**

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 Township 3, Madison County, North Carolina and more particularly described as follows:

***See Attached Exhibit "A"***

*This instrument was prepared by Christopher Musial, 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.*

Submitted electronically by "LANCASTER LAW FIRM, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Madison County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 497 at Page 307.

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

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:

**TOGETHER with Easements, restrictions, rights of way of record, and ad valorem taxes.**

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

Felix Ivan Rice

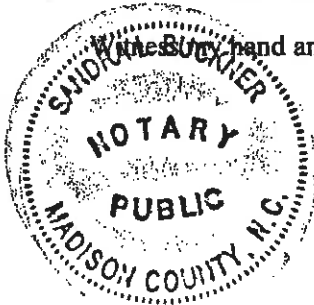
(SEAL)

FELIX IVAN RICE

State of North Carolina, County of Buncombe,

I, the undersigned Notary Public of the County of Madison and State aforesaid, certify that FELIX IVAN RICE personally appeared before me, the said named to me known and known to me to be the persons described in and who executed the foregoing instrument, and they acknowledged that they executed the same, and being duly sworn by me, made oath that the statements in the foregoing instrument are true.

Witness my hand and Notarial stamp or seal this 3rd day of August, 2023.



Sandra L. Buckner  
Notary Public's Signature

Sandra L. Buckner  
Notary Public's Typed or Printed Name

My commission expires: 9-10-2025

(Affix Seal)

**EXHIBIT A**

LYING AND BEING in Township 3, Ward 1, West of the Town of Mars Hill, and being more particular described as follows:

BEING ALL OF THAT tract labeled "Lot 2" (2.18 acres) as shown on that Boundary Survey for Pamela Alexander, recorded at Plat Book 10, Page 313, of the Madison County registry. Reference to which is hereby made for a more particular description of said tract.

Subject to and together with that limited water and well easement, recorded in Book 146, Page 468, of the Madison County registry. Reference to which is hereby made for a more particular description of said easement.

The above lot is the Eastern portion of the tract of land described in said deed dated April 9, 1991, to Eva Mae Robinson Hunter, Ruth Robinsons Rice and Carl Jay Robinson, of record in Deed Book 192, page 8, Madison County Registry.

**Subject to and together with that 18 foot right of way easement for access and utilities to and from SR 1565 across that "Soil Road location for proposed" easement as shown on said plat, said easement recorded contemporaneously herewith and referenced for a more particular description of said easement.**

AND BEING all of that property conveyed to Felix Ivan Rice, on April 7, 2010, as described in a deed recorded at Deed Book 497, Page 307, at the Madison County, North Carolina, Registry.