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Recorded: 08/11/2014 at 04:13:06 PM
Fee Amt: \$26.00 Page 1 of 3
Revenue Tax: \$0.00
Workflow# 0000231595-0001
Buncombe County, NC
Drew Reisinger Register of Deeds
BK 5233 PG 448-450

There are no delinquent taxes that are a lien on the parcel(s) described in this deed which the Buncombe County Tax Collector is charged with collecting.

3-11-14
Date

Melinda Shook
Tax Collector

PREPARED BY AND RETURN TO: VINCENT D. CHILDRESS, JR., ESQ.
ROBERTS & STEVENS, P.A., POST OFFICE BOX 7647 (BOX #39)
ASHEVILLE, NORTH CAROLINA, 28802

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

Excise Tax: \$0 (Inheritance)

PERSONAL REPRESENTATIVE'S DEED

(NO TITLE EXAMINATION)

Brief Description: 244 Acres Broad River Township

This deed is made this 5th day of August, 2014 by and between

GRANTOR	GRANTEES
ESTATE OF MOLLY R. REDFEARN By: W. TOWNLEY REDFEARN, Personal Representative	R. JOE REDFEARN, JR.; FAYE R. THOMAS; and W. TOWNLEY REDFEARN, each Grantee holding a one-third undivided interest as tenant in common
Grantor Mailing Address:	Grantee Mailing Address:
1814 Hobkirk Court Camden, SC 29020	6 Tupelo Place Camden, SC 29020

The designation Grantor and Grantees 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.

WHEREAS, Molly R. Redfearn ("Decedent"), a resident of Camden, Kershaw County, South Carolina, died on January 10, 2012; and

WHEREAS, Decedent, unmarried at death, was previously married to Rufus J. Redfearn, who predeceased Decedent; and

WHEREAS, the Last Will and Testament of Decedent was admitted to Probate, Buncombe County, North Carolina on June 27, 2014 by Certificate of Probate, Estate File No. 14 E 794; and

WHEREAS, the Last Will and Testament of the Decedent devises the property described herein to the Grantees identified above; and

WHEREAS, Grantor desires to make the conveyance herein, as Personal Representative of Decedent's Estate, to show the transfer of the property on the real estate records of Buncombe County, North Carolina;

NOW, THEREFORE, Grantor, has and by these presents does grant, bargain, sell and convey unto Grantees, in fee simple, that parcel of land situated in Buncombe County, North Carolina, and more particularly described as follows:

See Exhibit A attached hereto

THE PROPERTY DESCRIBED HEREIN DOES NOT INCLUDE GRANTOR'S PRIMARY RESIDENCE.

TO HAVE AND TO HOLD the aforesaid interest of said lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple.

The Grantor makes no warranty, express or implied, as to title to the property described in this Deed.

The hereinabove described property is SUBJECT TO: Easements, rights of way and restrictions of use or record, 2014 ad valorem taxes, and any and all existing deeds of trust encumbering said property.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal as of the date first above written.

W. Townley Redfearn (SEAL)
W. TOWNLEY REDFEARN,
Personal Representative
Estate of Molly R. Redfearn

SEAL-STAMP	STATE OF KERSHAW South Carolina COUNTY OF <u>Kershaw</u>
I, a Notary Public of the County and State aforesaid, certify that W. TOWNLEY REDFEARN, as Personal Representative of the Estate of Molly R. Redfearn, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>5th</u> day of <u>August</u> , 2014.	
<u>Moutrie B. Burns, J.</u> Notary Public <u>Moutrie B. Burns</u> Type or Print Name of Notary Public	
My commission expires: <u>1-17-2023</u>	



Exhibit A

That property or tract(s) of land, lying and being in Broad River Township, Buncombe County, (formerly McDowell) being a part of Patent 1016, on waters of Broad River adjoining Moses Hall, now or formerly, Ledbetter, n/f Garrison and other and bounded and more particularly described as follows:

BEGINNING at a black gum, pointers, formerly Moses Hall's corner, and running thence South 87° 00' East 25.04 chains to a stake, M.T. Green's corner; thence, with this line, South 0° 51' West 57.64 chains to a stone, formerly a stake, in J.M. Shuford's 50-acre tract; thence North 68° 00' East 15.35 chains to a stone, formerly a stake; thence South 25° 38' East 17.50 chains to a stone, formerly a stake and ivy pointers, corner of the Guffy Tract, n/f Laughter's and Moffitt's corner; thence, with Moffitt's line, South 68° West 32.85 chains to a stone, formerly a white oak stump or a stake, formerly Murphy's n/f Owenby's corner; thence North 79° 15' West 8.62 chains to a hickory; thence North 21° West 1.58 chains to a chestnut on a ridge; thence North 42° 45' West 5.31 chains to a state, formerly two dogwoods; thence North 20° 30' East 26.57 chains to a white oak; thence North 66° 49' West 12.28 chains to a black gum, corner n/f of W.C. Nesbitt's 29 acre tract; thence North 40° 15' East 21.53 chains to a white oak; thence North 82° 00' West 22.26 chains to a stake, formerly a dogwood, corner in the n/f I. Stroud line; thence with said line, North 8.21 chains to a stake and pointers, n/f Johnson Ledbetter's corner; thence with his line, North 0° 8' West 12.14 chains to a stone; thence North 89° 00' West 15.25 chains to a stake; thence North 4° 00' East 19.78 chains to a hickory, and old corner, thence South 89° 48' East 9.29 chains to a stake on top of a ridge; thence along the top of said ridge, South 37° 00' East 6.73 chains to a black gum thence along top of said ridge, 21.19 chains to the BEGINNING, being shown as Tracts 1, 2 and 3 on a plat made by Howard Wiswall, December, 1925; **containing 244 acres, more or less.**

ALSO, subject to and to enjoy the benefits of that certain Easement and Quit-claim Deed dated August 22, 1991 and recorded in the Office of the Register of Deeds for Buncombe County, North Carolina in Book 1663 at page 035.

Molly R. Redfearn acquired the above described property by the Last Will & Testament of her husband, Rufus J. Redfearn, exemplified copies of his estate being filed October 2, 2002 with the Clerk of the Superior Court of Buncombe County in file # 02-E-1273, reference being further made to the prior deeds to Rufus J. Redfearn as follows: deed from Della R. Dial, et al., deeded January 2, 1974 and recorded in Book 1108 at page 7 on September 16, 1974; deed from Harry W. Gandy deeded October 1994 and recorded in Book 1820 at page 177 on October 13, 1994; deeds from Frank Harrison, Jr., James R. Harrison and Susan Harrison dated 1992 and recorded in Book 1713 at pages 69,72 and 75, respectively, on September 21, 1992.

PIN: 0636-43-1415