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Type: CONSOLIDATED REAL PROPERTY  
Recorded: 7/26/2021 3:55:36 PM  
Fee Amt: \$320.00 Page 1 of 3  
Revenue Tax: \$294.00  
Rutherford County, NC  
Rachel Thomas Register of Deeds

BK 2049 PG 1328 - 1330

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 294.00

Parcel Identifier No. 1609759 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Peter E. Lane, Attorney at Law, 131 East Court Street, Rutherfordton, NC 28139

This instrument was prepared by: Peter E. Lane, Attorney at Law, 131 East Court Street, Rutherfordton, NC 28139

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 23rd day of July, 2021, by and between

#### GRANTOR

Teodoro Del Rosario and wife,  
Nora Del Rosario  
27 Lucille Lane  
Dix Hills, NY 11746

#### GRANTEE

Neadom Eldridge Tucker IV and wife,  
Natalie Rene Tucker  
109 Vinca Drive  
Goose Creek, SC 29445

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 \_\_\_\_\_, Green Hill Township, Rutherford County, North Carolina and more particularly described as follows:

See attached Exhibit "A" for Description of Property

This instrument prepared by Peter E. Lane, 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 \_\_\_\_\_ page \_\_\_\_\_.

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

A map showing the above described property is recorded in Plat Book \_\_\_\_\_ page \_\_\_\_\_.

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## Exhibit "A"

### Description of Property

Situate, lying and being in Green Hill Township, Rutherford County, North Carolina, and being the same and identical property described in Deed recorded in Deed Book 873, Page 291, Rutherford County Registry, and being described according to said Deed as follows:

Situate, lying and being in Green Hill Township, Rutherford County, North Carolina, and being the same and identical property described in Deed recorded in Deed Book 589, Page 125, Rutherford County Registry, and being described according to said Deed as follows:

Situated, lying and being located on the waters of the Main Broad River and being in Green Hill Township, Rutherford County, North Carolina and being a portion of that certain tract of land conveyed from Ben Sumner to Bob Van Buskirk et al and being recorded at Deed Book 516, Page 635 in the Rutherford County Registry and being more particularly described as follows:

BEGINNING on a new iron pin (NIP) in the centerline of County Line Road (NCSR 1157) said NIP being located South 69 52 east 16.15 feet from a PK nail in the North end of a metal culvert under SR 1157, said NIP being the Northeasternmost corner of a tract conveyed from Bob Van Buskirk et al to Gene Garris; thence with the centerline of SR 1157 South 88 29 15 East 248.25 feet to a nail in the centerline, said nail being located North 88 29 15 West 15.72 feet from a NIP in the centerline, said nail being the Northwesternmost corner of a tract conveyed to Ernie & Gail Bautista; thence with Bautista's line South 16 18 14 West, crossing a NIP set under the fenceline at 16.28 feet, 2,286.07 feet to a NIP, said NIP being Bautista's Southwesternmost corner; thence a new line North 69 30 00 West 751.00 feet to a NIP, said NIP being the Southeasternmost corner of the tract conveyed to Garris; thence with Garris' line North 29 31 03 East 2,226.69 feet to the point and place of the BEGINNING. Containing 25.26 acres according to a survey dated December 9, 1988 by Charles D. Owens, Jr. RLS 2413.

(Tucker, Neadom & Natalie 16698)

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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:

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

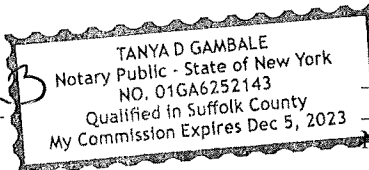
By: \_\_\_\_\_ (Entity Name) \* T. del Rosario (SEAL)  
Print/Type Name: Teodoro Del Rosario

By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_ \* Nora Del Rosario (SEAL)  
Print/Type Name: Nora Del Rosario

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

\* State of New York - County or City of \* Suffolk  
I, the undersigned Notary Public of the County or City of \* Suffolk and State aforesaid, certify that  
Teodoro Del Rosario and wife, Nora Del Rosario 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 21 day of  
July, 2021.

My Commission Expires: 12/5/2023  
(Affix Seal)  Tanya Gambale 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