

BK 772PG 595 - 597 (3)DOC# 350824

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Fee: \$26.00DocType: DEEDTax: \$126.00

Madison County, North Carolina

Mary Jane Wallin, Register of Deeds

This certifies that there are no delinquent ad valorem taxes, or other taxes which the Madison County Tax Collector is charged with collecting, that are a lien on:

Parcel Identification Number 658326

This is not a certification that this Madison County Parcel Identification Number matches this deed description.

Kay CODY

Tax Collection Staff Signature

05/19/2023

Date

NORTH CAROLINA

GENERAL WARRANTY DEED

| | |
|-------------------|-------------------------------------|
| Excise Tax: \$126 | Recording Time, Book and Page |
| Tax Map No. | Parcel Identifier No. 658326 |

Mail after recording to: GRANTEE: 15009 MANCHESTER ROAD, BALLWIN, MO 63011
Property Address: METES AND BOUNDS, MARSHALL, NC 28753
This instrument was prepared by: ADELIA SCHIFFMAN LAW GROUP, PLLC

THIS DEED made Wednesday, May 17, 2023 by and between

GRANTOR

PATRICIA JOAN WORLEY-GRIMES (FKA PATRICIA JOAN WORLEY),
AND SPOUSE GARY GRIMES

816 W GOLD DUST DRIVE, PIGEON FORGE, TN 37863

GRANTEE

LINDENWOOD GROUP, LLC (A MISSOURI LLC)
DBA HEARTWOOD LAND

15009 MANCHESTER ROAD, BALLWIN, MO 63011

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 and more particularly described as follows:

SEE EXHIBIT A

All or a portion of the property hereinabove described was acquired by Grantor’s former spouse, Carl William Worley, Jr., by instrument recorded in Book 533 Page 117, MADISON County Registry. Carl William Worley, Jr. passed on 9/16/2016, leaving the property to current Grantor via will. See also 23 E 134 in the Madison County Superior Court.

Submitted electronically by "Adelia Schiffman Law Group, 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 above-described property does not include the primary residence of the 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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

ALL EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD, IF ANY, AND AD VALOREM TAXES FOR THE CURRENT YEAR.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

Patricia Joan Worley Grimes (SEAL)
PATRICIA JOAN WORLEY-GRIMES

Gary Grimes (SEAL)
GARY GRIMES

STATE: North Carolina

COUNTY: Guilford NC

I, the undersigned Notary Public of the County and State aforesaid, certify that **PATRICIA JOAN WORLEY-GRIMES AND GARY GRIMES** personally came before me this day and acknowledged the foregoing document.

Witness my hand and official stamp or seal, this the 19th OF May, 2023.

My Commission Expires: Nov 29 2027

Notary Public

Print Notary Name: Adelia T Sch

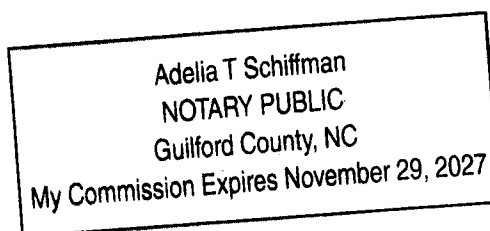


EXHIBIT A

LYING AND BEING off Upper Brush Creek Road (SR 1143) and being that certain tract of land containing 5.48 acres, more or less, and being designated as "Tract 3," as shown on a survey entitled "Boundary Survey for a Family Subdivision: Irene Worley (Sibley)" dated July 21, 2008 and prepared by Jeff B. Hoppes, R.L.S L-4473, which survey is recorded in Plat Book 6, Pages 675 - 679 in the office of the Register of Deeds, Madison County, North Carolina, reference to which plat is hereby made for a more particular description.

WITH THE BENEFIT OF AND SUBJECT TO a 12 foot perpetual, appurtenant, non-exclusive right of way for ingress, egress, and regress to and from Upper Brush Creek Road (SR 1143) for the benefit of Tract 1, Tract 2, Tract 3, and the portion of the tract of land described in Deed Book 84, Page 320 remaining to the Grantor after the conveyance of Tract 1, Tract 2, Tract 3, and Tract 4 as shown in Plat Book 6, Pages 675 - 679 in the aforesaid Registry, the center line of which 12 foot right of way being designated and described as "L.79" through and including "L.95" and "L.18" through and including "L.63" in the plat of survey recorded in Plat Book 6, Pages 675 - 679 in the aforesaid Registry, and continuing North 41° 46' 45" East 210.84 feet to a point in the western boundary of the remaining portion of the tract of land described in Deed Book 84, Page 320 in the aforesaid Registry. Reference to the plat recorded in Plat Book 6, Pages 675 - 679 in the aforesaid Registry is hereby made for a more particular description of the center line of said 12 foot right of way.

SUBJECT TO a perpetual right and easement for the benefit of Tract 1, Plat Book 6, Pages 675 - 679, to obtain water from a spring located on the land described above, to maintain an underground pipe for the conveyance of said water across the land described above, where the same is currently located, and to go upon said lands whenever the same is reasonably necessary for the purpose of inspecting, maintaining, and repairing said spring and pipeline.

BEING a portion of the tract of land described in Deed Book 84, Page 320 in the aforesaid Registry.