


Page 1 of 7
Mail
COPY

There are no delinquent taxes that are a lien on
tax parcel(s) 1626177, 1646473, 1646474, 1648130,
described in this deed which the Rutherford 1648194, 1648196
County Tax Collector is charged with collecting. 1649694
10/10/18 Matthew
Date Tax Collector


Doc ID: 005160160007 Type: CRP
Recorded: 10/10/2018 at 09:18:09 AM
Fee Amt: \$1,802.00 Page 1 of 7
Revenue Tax: \$1,776.00
Instr# 201800003487
Rutherford County, NC
Rachel Thomas Register of Deeds
BK **2016** PG **4205-4211**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 1,776.00

Parcel Identifier No. 1626177, 1646473, Verified by _____ County on the _____ day of _____, 20
By: 1646474, 1648130, 1648194, 1648196, 1649694

✓ Mail/Box to: HOVENOR, 455 S. TRADE ST., TRYON, NC 28782

This instrument was prepared by: Bradley Arant Boult Cummings LLP, 214 N. Tryon Street, Suite 3700, Charlotte, North Carolina 28202, Attn: Dana Lumsden

Brief description for the Index: Property located at or around 151 Joanda Farm Road

THIS DEED made this 9 day of October, 2018, by and between

GRANTOR	GRANTEE
Joanda Farm, LLC 2275 South Ocean Blvd. Apt. 301 South Palm Beach, FL 33481	Lisa Beth Stanley 3150 E. 750 South Lebanon, IN 46052

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 tract or parcel of land situated in the City of Mooresboro, Rutherford County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and made a part hereof.

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.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1119 page 644-649.

All or a portion of the property herein conveyed _____ includes or X 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, except for the exceptions stated. Title to the property hereinabove described is subject to the following exceptions:

ANY AND ALL MATTERS OF PUBLIC RECORD

[Signature Page Follows.]

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

GRANTOR:

JOANDA FARM, LLC
a North Carolina limited liability company

By: Joan Snider Sonnabend Trust
Its: Manager

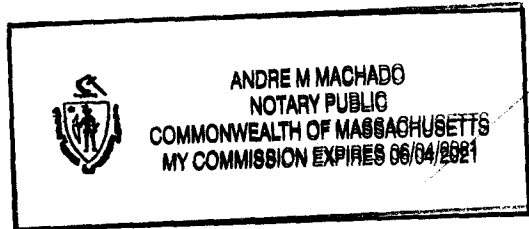
By: Carla B. Herwitz
Carla B. Herwitz, as Trustee

State of MA
County of Essex

I, the undersigned Notary Public of the County of Essex and State aforesaid, certify that Carla B. Herwitz, Trustee, as Trustee of the Joan Snider Sonnabend Trust, personally came before me this day and acknowledged that she, as Trustee of the Joan Snider Sonnabend Trust, is the Manager of Joanda Farm, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of such entity, she signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal, this 6th day of October, 2018.

(Affix Seal)



[Signature]
Notary Public
Notary's Printed or Typed Name: Andre M Machado
My Commission Expires: June 4, 2021

EXHIBIT A

Lying in High Shoals Township, Rutherford County, North Carolina and being more particularly described as follows:

TRACT 1:

BEGINNING at a point in the center of Broad River, the northeast corner of the 135 acre tract as described in the deed of correction from Grover K. Carver et al to David Portman and wife, Margaret Portman, dated March 19, 1982, and of record in Deed Book 433, at Page 45, Rutherford County Registry, and runs thence South 26 deg. 20 min. 24 sec. West 80 feet to an existing iron pin at the south bank of Broad River, the northwest corner of the Joseph K. Stewart 118.13 acre tract as described in deed book 426, at page 213, Rutherford County Registry; thence with line of the original 135 acre tract and with line of the Stewart 118.13 acre tract, South 26 deg. 20 min. 24 sec. West 373.75 feet to an existing iron pin, old corner; thence with line of said original tract, and with said Stewart tract, South 05 deg. 06 min. East 389.60 feet to an existing iron pin, old corner; thence with another line of said original tract and said Stewart tract, South 19 deg. 31 min. 30 sec. West 380.24 feet to an iron pin on the south side of a Duke Power Company 200 foot wide right of way, a new corner; thence a new line, and along the south side of said right of way, South 74 deg. 52 min. 29 sec. West 1501.45 feet to an iron pin in the center of Old Camp Ferry Road; thence with the center of Old Camp Ferry Road, North 05 deg. 00 min. 43 sec. West 203.16 feet to an iron pin, North 02 deg. 55 min. 47 sec. East 111.25 feet, North 11 deg. 13 min. 59 sec. West 98.34 feet to an iron pin, North 00 deg. 19 min. 28 sec. West 136.77 feet to an iron pin, and North 00 deg. 19 min. 28 sec. West 237.49 feet to an iron pin; thence leaving Old Camp Ferry Road, another new line, North 34 deg. 10 min. 28 sec. West (passing an iron pin at 686.74 feet) 1519.46 feet to a point in the center of Broad River; thence with the center of Broad River as follows: North 47 deg. 14 min. 58 sec. East 264.50 feet, North 47 deg. 14 min. 58 sec. East 507.27 feet, North 47 deg. 14 min. 58 sec. East 325.47 feet, North 71 deg. 44 min. 14 sec. East 161.81 feet, South 88 deg. 27 min. 50 sec. East 357.76 feet. South 60 deg. 54 min. 23 sec. East 360.34 feet. South 53 deg. 32 min. 18 sec. East 384.16 feet, South 30 deg. 00 min. 27 sec. East 433.82 feet, South 42 deg. 43 min. 10 sec. East 386.20 feet and South 43 deg. 46 min. 21 sec. East 303.92 feet to the point and place of the Beginning, and containing 104.69 acres, more or less.

There is also conveyed herewith, across the remaining lands of David Portman and wife, Margaret Portman, as a means of ingress and egress to and from the 104.69 acre tract hereinabove described and North Carolina State Secondary Road No. 2108 (Lake Hill Road) a 30 foot wide easement along an existing roadway, the center line of which is described as follows: Beginning at a point in the center of the cul-de-sac of said Road No. 2108, and runs thence North 19 deg. 54 min. 45 sec. East 34.29 feet, North 21 deg. 27 min. 49 sec. East 115.28 feet, North 28 deg. 42 min. 06 sec. East 239.03 feet, North 36 deg. 23 min. 08 sec. East 90.16 feet, North 50 deg. 21 min. 55 sec. East 148.63 feet, North 42 deg. 33 min. 05 sec. East 406.63 feet, North 41 deg. 00 min. 37 sec. East 96.70 feet, North 53 deg. 08 min. 22 sec. East 199.09 feet, North 45 deg. 31 min. 47 sec. East 160.57 feet and North 32 deg. 19 min. 27 sec. East 99.87 feet to an iron pin in the center of Old Camp Ferry Road marking the terminus of the 9th call in the description hereinabove of the 104.69 acre tract.

It is understood, however, that said existing roadway now has a fence running along each side thereof, and that this easement does not convey any right to tear down or remove or relocate said fences without the written permission of David Portman and wife, Margaret Portman, or their heirs and assigns, which consent shall not be unreasonably withheld and provided that any expenses involved in the removal or relocation or such fences shall be borne by the Grantee herein.

A reduced (not to scale) photocopy of the plat of survey hereinabove referred to is attached to the deed from David Portman and wife, Margaret Portman, dated January 16, 1991, and of record in Deed Book 571, at Page 402, Rutherford County Registry, in further aid of description.

Together with, and subject to all rights, covenants, agreements and restrictions of record applicable to the above-described property.

Subject to all restrictions and ordinances of the county of Rutherford.

And being a portion of the property described in the deed recorded in Book 571 at Page 402 in the Rutherford County, NC Register of Deeds Office.

LESS AND EXCEPT the property described in the Deeds recorded in Book 730 at Page 549 and in Book 662 at Page 3 in the Rutherford County, NC Register of Deeds Office.

Tract 2:

Lying northwest of the terminus of Lake Hill Road, S.R. 2108, and being a portion of the Portman property described in Deed Book 433, Page 45 and being a part of Tax Map 421-1-2 and being described in accordance with a plat of survey done by Professional Surveying Services dated January 7, 1991, revised July 15, 1997, and revised September 2, 1997 as follows:

Beginning at a railroad spike, said railroad spike being located at North 19 deg. 58 min. 27 sec. East 34.30 feet from the railroad spike located in the center of the cul de sac at the terminus of Lake Hill Road, said beginning railroad spike also being the common easternmost corner of the tract described herein and the Nora Byrd Davis property described in Deed Book 226, Page 98, and running thence from said beginning railroad spike along and with the Davis boundary on the following calls: North 58 deg. 44 min. 18 sec. West 277.13 feet to a new iron pin; thence North 67 deg. 54 min. 01 sec. West 1155.00 feet to an existing iron pin located in the Lillian B. Davis property described in Deed Book 503, page 521; thence leaving the Nora Byrd Davis boundary and running along with the Lillian B. Davis boundary on the following calls: North 25 deg. 13 min. 11 sec. East 848.16 feet to an existing iron pin; thence North 55 deg. 48 min. 47 sec. East 825.00 feet to a new iron pin; thence North 29 deg. 10 min. 00 sec. West 512.02 feet, passing a new iron pin at 372.89 feet to a point in the center of Broad River as it meanders North 72 deg. 17 min. 40 sec. East 517.07 feet to a point; thence leaving the river and running along the hollow on the following new lines: South 19 deg. 54 min. 36 sec. East 684.63 feet to a point; thence South 02 deg. 47 min. 35 sec. West 230.44 feet to a point; thence South 10 deg. 13 min. 18 sec. East 171.04 feet to a point; thence South 09 deg. 00 min. 18 sec. East 130.58 feet to a point; thence South 36 deg. 35 min. 28 sec. East 359.93 feet to a point; thence South 45 deg. 50 min. 46 sec. West 200.82 feet to a new iron pin; thence South 12 deg. 49 min. 55 sec. east 271.70 feet to a point in the centerline of a 30 foot driveway right of way described in Deed Book 571, Page 403, passing a new iron pin at 265.80 feet; thence running along and with the centerline of the 30 foot right of way on the following calls: South 42 deg. 33 min. 05 sec. West 86.81 feet to a point; thence South 50 deg. 21 min.55 sec. West 148.63 feet to a point; thence South 36 deg. 23 min. 08 sec. West 90.16 feet to a point; thence South 28 deg. 42 min. 08 sec. West 239.03 feet to apo0int; thence South 21 deg. 16 min. 59 sec. West 115.49 feet to the point and place of beginning and containing 51.13 acres, more or less.

Together with, and subject to all rights, covenants, agreements and restrictions of record applicable to the above-described property.

And being a portion of the property described in the deed recorded in Book 701 at page 188 in the Rutherford County, NC Register of Deeds Office.

LESS AND EXCEPT the property described in the Deeds recorded in Book 1028 at Page 234 and in Book 924 at Page 59 and in Book 893 at Page 158 in the Rutherford County, NC Register of Deeds Office.

Tract 3:

Lying northwest of the terminus of Lake Hill Road, S.R. 2108, and being a portion of the Portman property described in Deed Book 433, Page 45 and being part of Tax Map 421-1-2 and being described in accordance with a plat of survey done by Professional Surveying Services dated January 7, 1991, revised July 15, 1997, and revised September 2, 1997 as follows:

BEGINNING at a new iron pin located 2.00 feet East of the centerline of a trail known as Old Camp Ferry Road, said beginning new iron pin being located North 05 deg. 00 min. 43 sec. West 203.16 feet, North 02 deg. 55 min. 47 sec. East 38.60 feet from the existing iron pin which marks the southwesternmost corner of the Joan S. Sonnabend 100.63 acre tract described in Deed Book 571, Page 402, said beginning new iron pin also being the common easternmost corner of the tract described herein and the remaining Portman property described in Deed Book 435, Page 45, and running thence from said beginning new iron pin along the following new lines: South 89 deg. 09 min. 56 sec. West 151.62 feet to a new iron pin; thence North 65 deg. 09 min. 25 sec. West 132.56 feet to a new iron pin; thence North 34 deg. 52 min. 53 sec. West 216.26 feet to anew iron pin; thence South 45 deg. 50 min. 46 sec. West 200.82 feet to a point, said point being the common southernmost corner of the tract described herein and the 51.13 acre tract this day conveyed to Sonnabend; thence leaving the Portman boundary and running along with the 51.13 acre boundary and the hollow on the following calls: North 36 deg. 35 min. 28 sec. West 359.93 feet to a point; thence North 09 deg. 00 min. 18 sec. West 130.58 feet to a point; thence North 10 deg. 13 min. 18 sec. West 171.04 feet to a point; thence North 02 deg. 47 min. 35 sec. East 230.44 feet to a point; thence North 19 deg. 54 min. 36 sec. West 684.63 feet to a point in the center of Broad River; thence leaving the 51.13 acre boundary and running along with the river North 49 deg. 43 min. 40 sec. East 136.69 feet to a point; thence North 17 deg. 10 min. 50 sec. East 173.92 feet to a point, said point being the common northernmost corner of the tract described herein and the aforesaid Sonnabend 100.63 are trance; thence

leaving the river and running along and with the Sonnabend boundary South 34 deg. 10 min. 28 sec. East 1519.48 feet, passing a new iron pin at 232.93 feet, and an iron pin at 832.73 feet, to an existing iron pin located in the Old Camp Ferry Road; thence continuing with the Sonnabend boundary and Old Camp Ferry Road on the following calls: South 00 deg. 19 min. 28 sec. East 237.49 feet to a point, thence South 00 deg. 19 min. 28 sec. East 136.78 feet to an existing iron pin; thence South 11 deg. 13 min. 59 sec. East 98.34 feet to an existing iron pin; thence South 02 deg. 55 min. 47 sec. West 72.65 feet to the point and place of beginning and containing 19.81 acres, more or less.

Together with, and subject to all rights, covenants, agreements and restrictions of record applicable to the above-described property.

And being the same property described in the deed recorded in Book 701 at Page 192 in the Rutherford County, NC Register of Deeds Office.

Tract 4:

Being all of Lot 3, 5.00 Acres, more or less, as shown on a Plat entitled "Joan S. Sonnabend," by Professional Surveying Services, bearing map number 22703, dated April 7, 2011, and recorded in Plat 32, Page 42 of the Rutherford County Register of Deeds; which plat is hereby incorporated by reference and to which plat reference is hereby made for a full and accurate description.

Together with, and subject to all rights, covenants, agreements and restrictions of record applicable to the above-described property.

Tract 5:

And being a portion of the property described in Deed recorded in Deed Book 571, at page 402, Rutherford County Registry, and being more particularly described according to the plat prepared by Nathan Odom, Registered Land Surveyor, Licensure Number L-2718, dated July 10, 2008, as follows:

BEGINNING at a new iron pin, same being located North 74 deg. 52 min. 29 sec. East 375.32 feet from an existing iron pin on the south side of Duke Power transmission lines, said existing iron pin being the southwestern most corner of the 104.69 acre tract conveyed to Joan S. Sonnabend by deed recorded in Deed Book 571, Page 402, Rutherford County Registry, and proceeding from said beginning point North 45 deg. 33 min. 37 sec. West 511.08 feet to a new iron pin; thence North 35 deg. 46 min. 14 sec. East 184.52 feet to a new iron pin; thence, South 45 deg. 32 min. 45 sec. East 112.35 feet to a new iron pin; thence, South 73 deg. 52 min. 39 sec. East 887.05 feet to a new iron pin the southern boundary line of the aforesaid 104.69 acre tract conveyed to Joan S. Sonnabend by deed recorded in Deed Book 571, Page 402, Rutherford County Registry; thence, with the southern boundary line of the aforesaid Sonnabend 104.69 acre tract South 74 deg. 52 min. 29 sec. West 699.55 feet to the point and place of beginning, containing 5.0 acres, more or less, according to said survey, a copy of which is attached hereto for purposes of illustration.

Also conveyed herewith, and made subject hereto, is the right of ingress, egress and regress over and across that thirty foot wide Right of Way, known as Joanda Far Road, leading to and from the subject five (5) acre tract and North Carolina State Secondary Road No. 2108 (Lake Hill Road), said thirty foot Right of Way being more particularly described in those two deeds recorded in, respectively, Deed Book 571, Page 402, Rutherford County Registry, and in Deed Book 662, Page 03, Rutherford County Registry.

Also conveyed herewith, and made subject hereto, is the right of ingress, egress and regress over and across the existing driveways that lead to and from the aforesaid thirty foot wide Right of Way, known as Joanda Farm Road, and the one story frame house dwelling located on the subject five (5) acre tract conveyed herein.

The aforesaid Easements and Right of Ways are for the benefit of, and appurtenant to, the subject five (5) acre tract of Grantees described herein.

And being all of the 5.00 Acre tract shown on the plat recorded in Plat Book 29 at Page 210, Rutherford County, NC Registry. And being the same property described in the deed recorded in Book 973 at Page 430 and in Book 1053 at page 592 in the Rutherford County, NC Register of Deeds Office.

Tract 6:

Being that certain 0.51 acre parcel as shown on a survey entitled "Conveyance to Joan S. Sonnabend from Thomas Wayne Smith" by Professional Surveying Services dated February 21, 2011, bearing map number 22703, which is attached to that deed recorded in Book 1028 at Page 237 in the Rutherford County, North Carolina Register of Deeds Office and incorporated herein by reference.

Together with, and subject to all rights, covenants, agreements and restrictions of record applicable to the above-described property.

And being the same property described in the deed recorded in Book 1019 at Page 764 in the Rutherford County, NC Register of Deeds Office.

Tract 7:

Being all of Lot 1, 5.09 Acres, more or less, as shown on a Plat entitled "Joan S. Sonnabend" by Professional Surveying Services, bearing map number 22703, dated April 7, 2011, and recorded in Plat Book 32, Page 42 of the Rutherford County Register of Deeds; which plat is hereby incorporated by reference and to which plat reference is hereby made for a full and accurate description.

Together with, and subject to all rights, covenants, agreements and restrictions of record applicable to the above-described property.

And being the same property described in the deed recorded in Book 1028 at Page 237 in the Rutherford County, NC Register of Deeds Office.

All of the foregoing tracts being the same property described in the deed recorded in Book 1119 at Page 644 in the Rutherford County, NC Register of Deeds Office.