



2012003307

MCDOWELL CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED

07-25-2012 04:00:47 PM

JANE B MCGEE

REGISTER OF DEEDS

BY: LENA BAKER

DEPUTY REGISTER OF DEEDS

BK: CRP 1076

PG: 415-417

Tax Collector certifies that no delinquent taxes are due. Certification expires Jan. 6th of the year following certification date.

In Watershed Not In Watershed

Approved to Record - Tax Department

Date: 7-25-12 By: LO

Parcel # 0038 0072 4559

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$ None

Parcel Identifier No. _____ Verified by _____ County on the ____ day of _____, 2012

By: _____

Mail/Box to: GRANTEE

This instrument was prepared by: Lynch & Eatman, LLP, P.O. Box 30515, Raleigh, NC 27622-0515 (Without Title Examination)

Brief description for the Index: Lot T32 Creston

THIS DEED made this 16th day of July, 2012, by and between

GRANTOR

GRANTEE

**Rubi Rodriguez, Executor of the Estate of Amada Ruiz de Villa
121 Riverbluff Road
Littleton, NC 27850**

**Rubi Rodriguez
121 Riverbluff Road
Littleton, NC 27850**

**Rubi Rodriguez, Trustee of the Amada Ruiz de Villa Trust dated April 29, 2011
121 Riverbluff Road
Littleton, NC 27850**

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 of the Grantor's interest in that certain lot or parcel of land situated in the Crooked Creek Township, McDowell County, North Carolina, known as Lot T32 of Creston Development, as shown on the certain plat recorded in Plat Book 11, Page 71 of the McDowell County Registry, and more particularly described in deed recorded in Book 1011, Page 166, McDowell County Registry.

The property hereinabove described was acquired by Grantor by Warren County Estate File No. 11-E-202.

A map showing the above described property is recorded in Plat Book 11, Page 71, McDowell County Registry.

The property herein conveyed 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.

3/

CRP 1076 416

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

Declarations, easements and encumbrances of record; including ad valorem taxes for the current and subsequent years.

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

Rubi Rodriguez, Executor
Rubi Rodriguez, Executor of the
Estate of Amada Ruiz de Villa

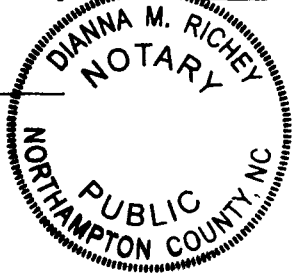
Rubi Rodriguez, Trustee
Rubi Rodriguez, Trustee of the
Amada Ruiz de Villa Trust dated April 29, 2011

State of North Carolina - County of Halifax
Northampton

I, the undersigned Notary Public of the County and State aforesaid, certify that the following person personally appeared before me this day and acknowledged that she voluntarily signed the foregoing instrument for the purposes stated therein and in the capacity indicated: Rubi Rodriguez, Executor of the Estate of Amada Ruiz de Villa.

Witness my hand and Notarial stamp or seal this 16 day of July, 2012.

My
Expires: 6/13/2016
Public
(Notarial Seal)



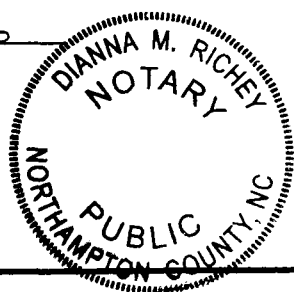
Dianna M. Richey Commission
Dianna M. Richey Notary

State of North Carolina - County of Halifax
Northampton

I, the undersigned Notary Public of the County and State aforesaid, certify that the following person personally appeared before me this day and acknowledged that she voluntarily signed the foregoing instrument for the purposes stated therein: Rubi Rodriguez, Trustee of the Amada Ruiz de Villa Trust dated April 29, 2011.

Witness my hand and Notarial stamp or seal this 16 day of July, 2012.

My
Expires: 6/13/2016
Public
(Notarial Seal)



Dianna M. Richey Commission
Dianna M. Richey Notary

CRP 1076 417

The foregoing Certificate(s) of _____
is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page
shown on the first page hereof.

_____ Register of Deeds for _____ County
By: _____ Deputy/Assistant - Register of Deeds

JANE B MCGEE
Register of Deeds

Mcdowell County Register of Deeds

21 South Main Street, Suite A • Marion, NORTH CAROLINA 28752
Telephone 828-652-4727 • Fax 828-652-1537 • E-Mail jmcgeemcdowell@titlesearcher.com



Filed For Registration: 07/25/2012 04:00:47 PM

Book: CRP 1076 Page: 415-417

Document No.: 2012003307

DEED 3 PGS 26.00

Recorder: LENA BAKER

State of North Carolina, County of McDowell

Filed for registration and Duly Recorded this 25TH day of JULY 2012.

JANE B MCGEE, REGISTER OF DEEDS

Lena Baker

By: _____
DEPUTY REGISTER OF DEEDS

DO NOT REMOVE!

This certification sheet is a vital part of your recorded document. Please retain with original document and submit when re-recording.