



2014004127

TRANSYLVANIA CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

09-29-2014 04:40:06 PM

CINDY M OWNBEY

REGISTER OF DEEDS

BY: BETH C LANDRETH

ASSISTANT

BK: DOC 704

PG: 409-411

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$00.00

Parcel Identifier No. _____ Verified by KL County on the 29 day of Sept, 2014
By: _____

Mail/Box to: Ramsey & Pratt, P.A., 35 North Gaston Street, Brevard, NC 28712

This instrument was prepared by: MICHAEL K. PRATT - No Title Search Performed by Preparer

Brief description for the Index: _____

THIS DEED made this 15th day of September, 2014, by and between

GRANTOR

GRANTEE

DAVID A. CLOCK (Unmarried)

VALERIA J. CLOCK, Trustee of the David Clock Trust
u/a/d November 8, 2010

172 Clock Crest Drive
Pisgah Forest, NC 28768

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Pisgah Forest, NC 28768

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 or parcel of land situated in the City of n/a, Dunns Rock Township, Transylvania County, North Carolina and more particularly described as follows:

BEING ALL OF THE SAME LAND DESCRIBED ON THE PAGE WHICH IS ATTACHED HERETO, DESIGNATED AS EXHIBIT "A" AND INCORPORATED HEREIN BY REFERENCE.

All or a portion of the property herein conveyed X includes or does not include the primary residence of the Grantor. The property hereinabove described was acquired by Grantor by instrument recorded in Book page .

A map showing the above described property is recorded in Plat File Slide .

NC BAR Association Form No. 3 © 1976, Revised © 1/1/2010

Printed by Agreement with the NC Bar Association

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, other than the following exceptions:

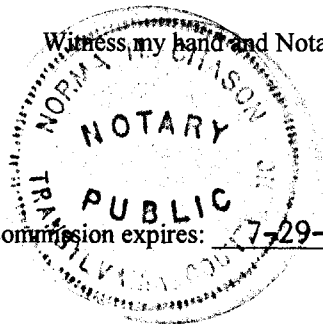
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

 (SEAL)
DAVID A. CLOCK

State of North Carolina - County of Transylvania

I, the undersigned Notary Public of the State and County aforesaid, certify that DAVID A. CLOCK (Unmarried) 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 29th day of September, 2014.




Signature of Notary Public

My commission expires: 7-29-2016

NORMA H. CHASON
Printed or typed name of Notary Public

EXHIBIT "A" TO A DEED FROM DAVID A. CLOCK (UNMARRIED), TO VALERIA J. CLOCK AS TRUSTEE OF THE DAVID CLOCK TRUST U/A/D NOVEMBER 8, 2010

Being all of the same land described in a deed dated December 21, 2011, and recorded in Document Book 602, Page 265, of the Transylvania County Registry, from Anna Saxon as Successor Trustee of The Gerald E. Clock Irrevocable Trust u/a/d 8/27/2002, to David A. Clock, and being described in said deed as follows:

Being all of Tract 3 as shown on a plat thereof recorded in Plat File 14, Slide 547, Records of Plats for Transylvania County.

This conveyance is made subject to all easements and other matters which may be shown on the recorded plat herein above referred to, and includes the nonexclusive use of all rights of way shown thereon.

Being a part of the same land described in a deed dated February 10, 2003, and recorded in Document Book 147, Page 175, of the Transylvania County Registry, from Gerald E. Clock, a single man, to Gerald E. Clock, as Sole Trustee, under the Gerald E. Clock Living Trust, dated August 27, 2002.

Anna Saxon, Successor Trustee, erroneously conveyed the subject property to David Clock when it should have been conveyed to the present Grantee. This deed is made to correct that error.

No party dealing with the Trustee in relation to the property in any manner whatsoever and without limiting the foregoing, no party to whom the property or any part thereof or any interest therein shall be conveyed, contracted to be sold, leased or mortgaged by the Trustee shall (a) be obliged (1) to see to the application of any purchase money, rent or money borrowed or otherwise advanced on the property; (2) to see that the terms of the Trust have been complied with; (3) to inquire into the authority, necessity or expediency of any act of the Trustee; or (b) be privileged to inquire into any of the terms of the Trust Agreement.