



2016000667

TRANSYLVANIA CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED

02-12-2016 12:27:22 PM

CINDY M OWNBEY

REGISTER OF DEEDS

BY: BEVERLY MCJUNKIN
DEPUTY REGISTER OF DEEDS

BK: DOC 754

PG: 829-831

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 0.00

Parcel Identifier No. 8586-71-4342-000 Verified by KL County on the 12 day of FEB, 2016
By: _____

Mail/Box to: Brian P. Philips, P.A., 30 N. Country Club Road, P.O. Box 432, Brevard, NC 28712

This instrument was prepared by: Brian P. Philips, P.A., 30 N. Country Club Road, P.O. Box 432, Brevard, NC 28712

Brief description for the Index: _____

THIS DEED made this 4th day of January, 2016 by and between

GRANTOR
Joyce R. Davidson, Widow of W. Harper Davidson
4536 San Amaro Drive
Coral Gables, FL 33146

GRANTEE
Joyce R. Davidson, Trustee of the Joyce R. Davidson Trust, u/a/d February 14, 2012
4536 San Amaro Drive
Coral Gables, FL 33146

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 _____, Dunns Rock Township, Transylvania County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

The property hereinabove described was acquired by Grantor by instrument recorded in Book 205 page 484.

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 1 page 69A.

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.

By: _____ (Entity Name) _____ Print/Type Name: Joyce R. Davidson, Widow (SEAL)

By: _____ (SEAL) Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL) Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL) Print/Type Name & Title: _____ Print/Type Name: _____

State of Florida - County or City of MIAMI-DADE

I, the undersigned Notary Public of the County or City of COCONINO and State aforesaid, certify that Joyce R. Davidson, Widow of W. Harper Davidson 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 25 day of JANUARY, 2014.

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

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ 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

EXHIBIT "A"

BEGINNING at a one and one-half inch (1 1/2") iron pipe found, said beginning point also being the Southwestern corner of Lot 33, Section C of Glen Cannon as that lot is more particularly described in Deed Book 223, Page 749, Transylvania County Registry and runs from said beginning point with the line of Lot 33, Section C the following three (3) calls: North 21 degrees 19 minutes 46 seconds West 20.53 feet to a bent one-half (1/2") inch iron pipe found; North 21 degrees 19 minutes 46 seconds West 193.18 feet to a one (1") inch iron pipe found; North 21 degrees 19 minutes 46 seconds West 87.30 feet to a point in the margin of a sixty foot right of way of Glen Cannon Drive; thence with the margin of the sixty (60) foot right of way of Glen Cannon Drive, the following three (3) calls: South 39 degrees 52 minutes West 181.85 feet to an iron rod set; South 09 degrees 47 minutes 34 seconds West 66.60 feet and thence along a curve with a radius of fifty (50) feet a distance of 17.99 feet; thence leaving the margin of the sixty (60) foot right of way of Glen Cannon Drive, South 49 degrees 26 minutes 55 seconds East 102.53 feet to an iron rod set; South 14 degrees 06 minutes 05 seconds East 49.43 feet to a one-half (1/2") inch iron pipe found; South 43 degrees 34 minutes 13 seconds East 37.48 feet to a one-half (1/2") inch pipe found; North 56 degrees 06 minutes 12 seconds East 93.57 feet to a five-eighths (5/8") inch iron rod found; North 58 degrees 03 minutes 45 seconds East 58.97 feet to the POINT OF BEGINNING. Containing 1.08 acres more or less as shown on a plat of a survey by E. Roger Raxter, RLS, dated 7/18/90. Drawing Number 90-82-B.

Being a major portion of Lot 34, Section C of Glen Cannon and Company which lot is shown on a plat recorded in Plat File 1, Slide 69A, Records of Plats for Transylvania County, North Carolina.

Subject to restrictive covenants recorded in Deed Book 218, Page 350, Transylvania County Registry and all amendments of record.

No party dealing with the Trustee(s) 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(s) shall be obliged (a) to see to the application of any such money, rent or money borrowed or to otherwise advance on the property; (b) to inquire into the authority, necessity or expediency of any act of the Trustee (s); or (c) be privileged to inquire into any of the terms of the Trust Agreement.