

**2015004651**TRANSYLVANIA COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXTX**\$685.00**PRESENTED & RECORDED  
09/15/2015 02:17:37 PM**CINDY M OWNBEY**

REGISTER OF DEEDS

BY: KARIN SMITH

DEPUTY REGISTER OF DEEDS

**BK: DOC 739****PG: 260 - 262****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: 685.00

Parcel Identifier No. 8585-22-4238-000 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 2015  
By: \_\_\_\_\_Mail/Box to: LINEAR TITLE, 127 JOHN CLARKE ROAD, FIRST FLOOR, MIDDLETOWN, RI 02842This instrument was prepared by: David C. Neumann, Attorney at Law 15-482Brief description for the Index: 387 Evergreen Street, Brevard, NCTHIS DEED made this 2<sup>nd</sup> day of September, 2015, by and between

## GRANTOR

Jacob O. Nissley, III and Kathleen M. Nissley,  
Co-Trustees of the Nissley Family Trust u/a/d  
December, 4 2000  
387 Evergreen Street  
Brevard, NC 28712

## GRANTEE

Brian E. Lentini and wife, Margie S. Lentini  
387 Evergreen Street  
Brevard, NC 28712

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 Brevard, \_\_\_\_\_ 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 386, page 175.  
All or a portion of the property herein conveyed X includes or \_\_\_\_\_ does not include the primary residence of Grantor.

NC Bar Association Form No. 3 © 1976, Revised © 1977, 2002

Printed by Agreement with the NC Bar Association - 1981 - Chicago Title Insurance Company

Submitted electronically by "Shoaf Law Firm"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Transylvania County Register of Deeds.

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

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)  
 Jacob O. Nissley, III, Co-Trustee of the Nissley Family Trust u/a/d December 4, 2000

By: \_\_\_\_\_ (SEAL)  
 Kathleen M. Nissley, Co-Trustee of the Nissley Family Trust u/a/d December 4, 2000

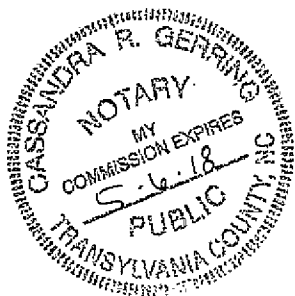
Title: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
 Title: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
 Title: \_\_\_\_\_

STATE OF NORTH CAROLINA  
COUNTY OF TRANSYLVANIA

I, Cassandra R. Gerring, a Notary Public of the County and State aforesaid, certify that JACOB O. NISSLEY, III AND KATHLEEN M. NISSLEY, CO-TRUSTEE OF THE NISSLEY FAMILY TRUST U/A/D DECEMBER 4, 2000 personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 3<sup>rd</sup> day of September, 2015.



Cassandra R. Gerring  
 Notary Public  
Cassandra R. Gerring  
 Print or Typed Notary Public  
 My Commission Expires: 5-6-18

Exhibit "A"

BEGINNING at a concrete monument, a control corner of Section a, of Illahee Hills, said concrete monument being the Northmost corner of Lot No. 57 and runs thence North 50 degrees 45 feet West 140.00 feet to a stake, Easternmost corner of Lot No. 55; thence with the common boundary of Lots 55 and 56 South 46 degrees 50 feet West 265.02 feet to a stake in the Northeast margin of Evergreen Street; thence with the Northeast margin of Evergreen Street, South 37 degrees 53 feet East with the curve of said street, for a distance of 130.00 feet to a stake in the Westernmost corner of Lot No. 57; thence with the Northwestern boundary of Lot 57, North 48 degrees 41 feet East 295.60 feet to the concrete monument and point of BEGINNING and being all of Lot No. 56, Section A of ILLAHEE HILLS SUBDIVISION, as found on a plat recorded in Plat Book 3, Page 128, Plat Records for Transylvania County.

Subject the utility easement as shown on the plat hereinabove referred to.

Subject to the Restrictive Covenants appearing of record.

Grantor makes the following certification with respect to the Trust dated Deember 4, 2000:

1. The Trust has not been revoked, and remains in full force and effect.
2. JACOB O. NISSLEY, III AND KATHLEEN M. NISSLEY are the sole Trustees of the Trust.
3. The Trust provides the Trustee with the power to sell the real property conveyed by this deed.