



**2017006632**

TRANSYLVANIA CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$1000.00**

PRESENTED & RECORDED:  
12-18-2017 04:45:25 PM

CINDY M OWNBEY  
REGISTER OF DEEDS  
BY: CHRISTINA HARRIS  
DEPUTY REGISTER OF DEEDS

**BK: DOC 827**  
**PG: 716-719**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$1,000.00 Return after recording to: Donald E. Jordan  
Brief description for the Index: Lot 21, Block B, Lake Toxaway Co.  
This Deed was prepared by: Donald E. Jordan, Attorney at Law  
This property does not include the primary residence of Grantor

12/18/17 DM

This DEED is made this 18<sup>th</sup> day of December, 2017, by and between:

**GRANTOR:** **EDWIN R. RICE, JR., Executor of the Estate of  
Edwin R. Rice, Sr., and Trustee of the Edwin R. Rice, Sr.  
Living Trust dated October 1, 2002  
(See Exhibit "B" for Trust Certification)**

Grantor's Address: P.O. Box 702, Brevard, NC 28712

**GRANTEE:** **BREVARD PROPERTIES, LLC.,  
a North Carolina limited liability company**

Grantee's Address: P.O. Box 152, Brevard, NC 28712


The designation Grantor and Grantee in this Deed shall include the parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.


The Grantor, for a valuable consideration paid by the Grantee (the receipt of which is acknowledged) grants, bargains, sells and conveys to the Grantee in fee simple, all of the lot or parcel of land located in Hogback Township, Transylvania County, North Carolina, and as is described in the attached Exhibit "A." This is all of the same property acquired by Grantor by Deed recorded in Deed Book 232, Page 246, Transylvania County Registry. This conveyance is made subject to easements and rights of way of record, to any covenants of record, and to real property taxes for the current year.

THIS CONVEYANCE IS MADE FOR THE GRANTEE TO HAVE AND TO HOLD the Property and all privileges and appurtenances belonging to the Property in fee simple.

The Grantor covenants with the Grantee that Grantor is seized of the Property 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, subject only to the stated exceptions.

Grantor is signing this Deed as of the date specified above.

  
Edwin R. Rice, Jr., Executor of the Estate of Edwin R. Rice, Sr.

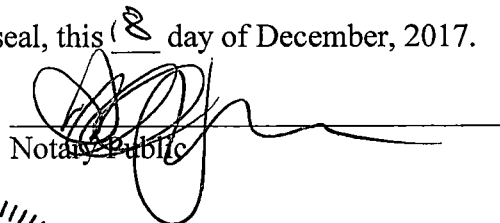
  
Edwin R. Rice, Jr., Trustee of the Edwin R. Rice, Sr. Living Trust dated October 1, 2002

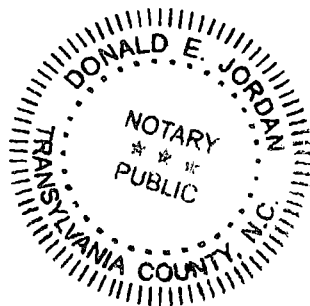
STATE OF NORTH CAROLINA  
COUNTY OF TRANSYLVANIA

I, Donald E. Jordan, a Notary Public of the specified County and State, certify that Edwin R. Rice, Jr., as Executor of the Estate of Edwin R. Rice, Sr. and as Trustee of the Edwin R. Rice, Sr. Living Trust dated October 1, 2002, personally appeared before me this day and acknowledged the voluntary execution of this Deed.

Witness my signature and official stamp or seal, this 18 day of December, 2017.

My commission expires: August 30, 2019

  
Notary Public



**EXHIBIT "A"**

All of Lot 21, Block B of the subdivision of a portion of the property of Lake Toxaway Company as shown on the plat recorded in Plat File 17, Slide 326, Records of Plats for Transylvania County in the office of the Register of Deeds for Transylvania County, North Carolina.

Subject to covenants recorded in Book 148, Page 286, Transylvania County Registry.

**EXHIBIT "B"**

Pursuant to NCGS §36C-10-1013 and related Trust laws, Grantor makes the following certifications with respect to the Edwin R. Rice, Sr. Living Trust dated October 1, 2002:

1. The Trust has not been revoked or modified in any way which would make these certifications incorrect, and it remains in full force and effect.
2. Edwin R. Rice, Sr. was the Settlor of the Trust. Edwin R. Rice, Sr. died on June 4, 2013 at which time, Edwin R. Rice, Jr. became sole Trustee of the Trust. Edwin R. Rice, Jr. is acting as the sole Trustee and Settlor of the Trust. The Trust can be amended or revoked at any time by the Settlor.
3. The Trust provides the Trustee with the power to sell and convey the real property conveyed by this Deed.
4. The taxpayer identification number for the Trust will be made available to appropriate parties upon request.



Edwin R. Rice, Jr., Trustee of the Edwin R. Rice, Sr. Living Trust dated October 1, 2002

STATE OF NORTH CAROLINA  
COUNTY OF TRANSYLVANIA

I, Donald E. Jordan, a Notary Public of the specified County and State, certify that Edwin R. Rice, Jr., as Trustee of the Edwin R. Rice, Sr. Living Trust dated October 1, 2002, personally appeared before me this day and, after being duly sworn, swore or affirmed that the contents of the foregoing are true and correct.

Witness my hand and official stamp or seal, this 18 day of December, 2017

My commission expires: August 30, 2019

\_\_\_\_\_  
Notary Public

