



2017006633

TRANSYLVANIA CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$1360.00

PRESENTED & RECORDED
 12-18-2017 04:47:28 PM
 CINDY M OWNBEY
 REGISTER OF DEEDS
 BY: D REE M. POWELL
 DEPUTY REGISTER OF DEEDS

BK: DOC 827
PG: 720-727

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 1,360.00

Parcel Identifier No. _____ Verified by _____ County on the 18 day of December, 2017
 By: _____ DM

Mail/Box to: DONALD E. JORDAN, 4 West Main Street, Suite 5, Brevard, NC 28712

This instrument was prepared by: MARGARET M. HUNT

Brief description for the Index: _____

THIS DEED made this 28th day of November, 2017, by and between

GRANTOR	GRANTEE
<p>ELIZABETH TAYLOR CANADY, CHARLES C. TAYLOR, JR., GREGORY S. TAYLOR (divorced and unremarried), STEPHEN J. TAYLOR, and DAVID M. TAYLOR, joined by their spouses Larry F. Canady, Janice S. Taylor, Jackie L. Taylor, and Caroline Y. Taylor, respectively</p>	<p>BREVARD PROPERTIES, LLC</p>
<p>36 West Main Street Brevard, NC 28712</p>	<p>Post Office Box 152 Brevard, North Carolina 28712</p>

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, parcel of land or condominium unit situated in Brevard Outside Township, Transylvania County, North Carolina and more particularly described as follows:

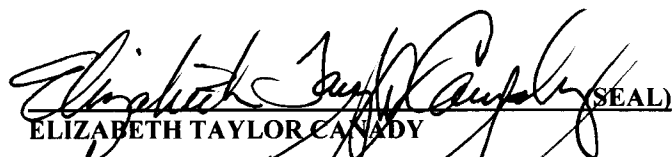
SEE EXHIBIT 'A' ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

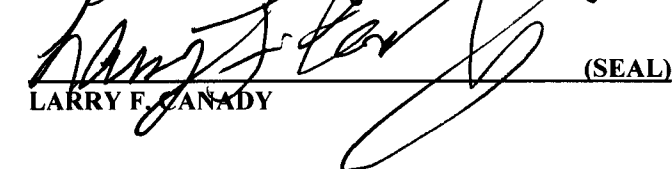
The property hereinabove described was acquired by Grantor by instrument recorded in Document Book 700, Page 804.
 All or a portion of the property herein conveyed does not include the primary residence of a Grantor.
 A map showing the above described property is recorded in Plat File, Slide.

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)
 ELIZABETH TAYLOR CANADY

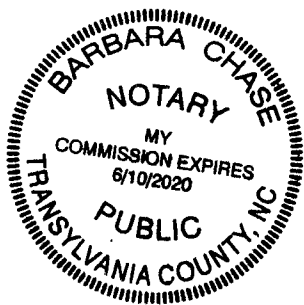
 (SEAL)
 LARRY F. CANADY

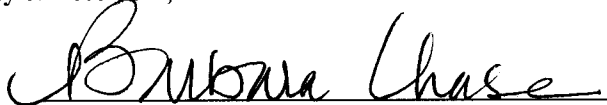
STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, the undersigned Notary Public of the County and State aforesaid, certify that ELIZABRETH TAYLOR CANADY and husband LARRY FRANKLIN CANADY 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 14th day of December, 2017.

(Affix Seal)




 Barbara Chase, Notary Public
 My Commission Expires: 06-10-2020


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.



CHARLES C. TAYLOR, JR. (SEAL)




JANICE S. TAYLOR (SEAL)

STATE OF PENNSYLVANIA
COUNTY OF Montgomery

I, Stacy Lee Elenback a Notary Public of the County and State aforesaid, certify that CHARLES C. TAYLOR, JR. and wife JANICE S. TAYLOR 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 11 day of December, 2017.

(Affix Seal)


Signature of Notary Public
My Commission Expires: 1/21/20

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
STACY LEE ELENBACK, Notary Public
East Norriton Township, Montgomery County
My Commission Expires January 21, 2020

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.



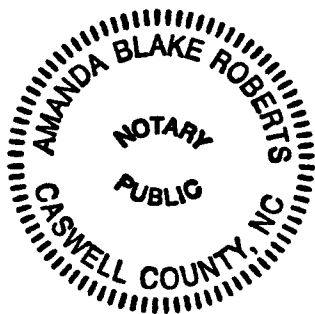
GREGORY S. TAYLOR (SEAL)


STATE OF NORTH CAROLINA
COUNTY OF Alamance

I, Amanda Blake Roberts a Notary Public of the County and State aforesaid, certify that GREGORY S. TAYLOR 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 11th day of December, 2017.

(Affix Seal)



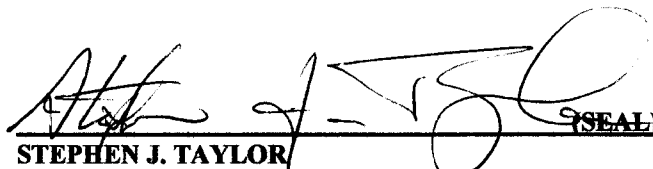


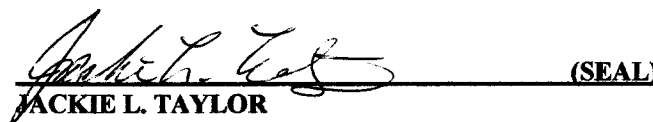
Signature of Notary Public
My Commission Expires: 10/18/2022

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)
STEPHEN J. TAYLOR

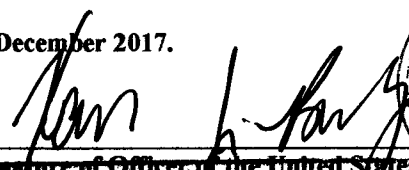
 (SEAL)
JACKIE L. TAYLOR

UNITED STATES OF AMERICA

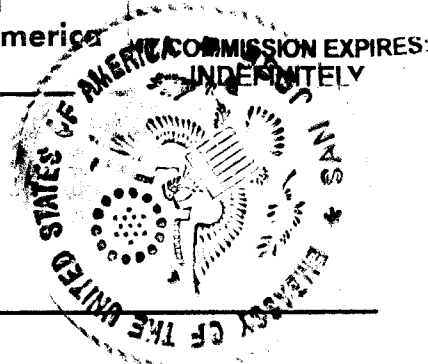
I, Xavier J. Billingsley, an officer of the United States of America, to wit: vice consul
(Name of Office Held), currently serving and having full authority in that capacity, do hereby certify that STEPHEN J. TAYLOR and wife JACKIE L. TAYLOR personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal, this 5th day of December 2017.

Republic of Costa Rica
Province & City of San José
Embassy of the United States of America }§


Signature of Officer of the United States of America
To wit: Mr. Xavier Billingsley

Vice Consul
United States of America
Costa Rica



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.

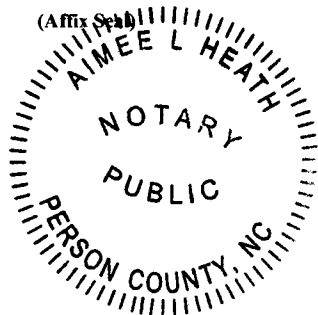
David M. Taylor (SEAL)
DAVID M. TAYLOR

Caroline Y. Taylor (SEAL)
CAROLINE Y. TAYLOR

STATE OF NORTH CAROLINA
COUNTY OF Orange

I, Aimee L Heath, a Notary Public of the County and State aforesaid, certify that DAVID M. TAYLOR and wife, CAROLINE Y. TAYLOR 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 11 day of December, 2017.



Aimee L Heath
Signature of Notary Public
My Commission Expires: July 19, 2020

NORTH CAROLINA GENERAL WARRANTY DEED FROM ELIZABETH TAYLOR CANADY, CHARLES C. TAYLOR, JR., GREGORY S. TAYLOR, STEPHEN J. TAYLOR AND DAVID M. TAYLOR TO BREVARD PROPERTIES, LLC

EXHIBIT 'A'

TRACT I:

Beginning at a stake in a gravel road, the westernmost corner of a tract of land deeded to David Lea and wife and runs thence South 63 deg. 34 min., West 160.2 feet to a stake in the north margin of said gravel road; thence North 07 deg. 40 min. West 100.4 feet to a stake in the northeast margin of said road; thence North 24 deg. 58 min. West 128.2 feet to a stake in the northeast margin of said road and being located 7.5 feet North 34 deg. West of a power pole; thence North 44 deg. 21 min. East 592.7 feet to a stake in the center of a small branch, now or formerly Robert F. Colwell's line; thence up and with the center of said branch, now or formerly Robert F. Colwell's line, the following four (4) calls: South 02 deg. 22 min. East 110.3 feet; South 15 deg. 18 min. West 228.3 feet; South 50 deg. 37 min. East 105.3 feet; South 12 deg. 00 min. West 26.0 feet to a stake, the northernmost corner of the aforesaid property of David Lea and wife, said stake being in the center of the aforesaid branch and in Robert F. Colwell's line; thence with the line of property of David Lea and wife, South 56 deg. 56 min. West 10.0 feet to an iron pipe; thence still with the line of property of David Lea and wife, South 56 deg. 56 min. West 257.0 feet to the Beginning. Containing 2.97 acres, more or less, as surveyed on March 17, 1962, by William Leonard, RLS.

TRACT II:

Beginning at an iron pin located North 82 deg. 30 min. East 17.0 feet from a point in the center of Country Club Road, said iron pin being located in the northern boundary of a tract of land conveyed to Shipman in a deed recorded in Book 197, Page 281, Transylvania County Registry, and runs thence along the property line now or formerly belonging to Shipman the following four (4) calls: North 82 deg. 30 min. East 153.93 feet to a stake; South 47 deg. 35 min. East 105.21 feet to a stake; South 16 deg. 17 min. West 322.16 feet to a stake; North 50 deg. 18 min. West 218.45 feet to a stake; thence South 10 deg. 34 min. West 27.0 feet to a stake; thence South 18 deg. 25 min. West 66.17 feet to a stake in Deerwoode Lane; thence South 87 deg. 55 min. East 49.68 feet to an iron pin located northeast of Deerwoode Lane; thence South 35 deg. 01 min. East 371.75 feet to an iron pin; thence North 55 deg. 29 min. East 203.36 feet to an iron pin located in the center of an old road; thence North 44 deg. 21 min. East 626.49 feet to a stake located in the center of a branch; thence down and with the center of said branch the following three (3) calls: North 03 deg. 29 min. West 119.26 feet to a stake; North 31 deg. 40 min. West 134.72 feet to a stake; North 18 deg. 09 min. West 256.81 feet to a stake at the point of intersection of the center of said branch with center of Tucker Creek; thence down and with the center of Tucker Creek the following three (3) calls: North 60 deg. 46 min. East 54.68 feet to a stake; North 33 deg. 26 min. East 57.89 feet to a stake; North 48 deg. 22 min. East 51.75 feet to a stake in the center of said creek at the point of intersection of the center of said creek with the center of a ditch; thence leaving the center of said creek and along the center of said ditch the following three (3) calls: North 73 deg. 03 min. West 32.71 feet to a stake; North 51 deg. 20 min. West 87.18 feet to a stake; North 59 deg. 40 min. West 753.60 feet to a stake

in the center of Country Club Road located over the center of a culvert that runs underneath said road; thence leaving the center of said ditch and said culvert and along the center of Country Club Road the following three (3) calls: South 03 deg. 11 min. West 336.51 feet to a stake located in or near the center of a bridge; South 01 deg. 38 min. West 336.00 feet to a stake; South 02 deg. 36 min. West 307.82 feet to a stake; thence leaving the center of said road; North 82 deg. 30 min. East 17.0 feet to the Beginning. Containing 18.88 acres, more or less, as surveyed and platted by P. R. Raxter, RLS.

Less and except the 0.135 acres conveyed by the Deed to Gray recorded in Deed Book 293, Page 284; and less and except the 8.627 acres conveyed by Deed to McNeelys recorded in Document Book 159, Page 835, Transylvania County Registry.

Tracts I and II are subject to the rights-of-way of all roads that may presently traverse the property, to all road rights-of-way that may presently appear of record, to the rights-of-way of all utility lines that may presently traverse the property and to all rights-of-way for public utilities that may presently appear of record.

This conveyance is made together with and subject to all appurtenances, including rights-of-way for access and utilities as have been previously conveyed or reserved.

Grantors convey and quitclaim, but do not warrant title to, all of the real property west and south of Tract I, including old roadways and any gaps that may be shown by a new survey.

Larry F. Canady, Janice S. Taylor, Jackie L. Taylor and Caroline Y. Taylor join in this conveyance for the sole purpose of releasing and quitclaiming their marital interest in the property herein described and do not join in the warranties contained herein.

The total purchase price for both parcels is \$680,000. The sum of \$580,000 is allocated to Tract I, and the sum of \$100,000 is allocated to Tract II.