



2015003405

TRANSYLVANIA CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXTX  
\$584.00

PRESENTED & RECORDED  
07-15-2015 11:37:52 AM

CINDY M OWNBEY  
REGISTER OF DEEDS  
BY: BETH C LANDRETH  
ASSISTANT

BK: DOC 732  
PG: 545-553

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 584

Parcel Identifier No. 8514-97-4831-000 Verified by Transylvania County on the 6<sup>th</sup> day of July,  
2015

7-15-15 AM

By: Nctho Title

Mail/Box to: Shelton Jones, Attorney

This instrument was prepared by:

Shelton Jones, Attorney, Straus Park, 5 Park Place East Suite 201, Brevard, NC 28712

(WITHOUT TITLE SEARCH)

Brief description for the Index: 9.19 acres mol

THIS DEED made this 6 day of July, 2015

GRANTOR	GRANTEE
<p><b>JODY JOY, UNMARRIED</b> 2475 Milton Hills Drive Charlottesville, VA 22902</p> <p><b>CATHY JOY, JOINED BY HER HUSBAND, STEPHEN TOLVE</b> 70 Almond Street Staten Island, NY 10312</p> <p><b>RONALD LUSK, INDIVIDUALLY AND AS EXECUTOR OF THE ESTATE OF JENNY JOY, A/K/A JENNY JOY LUSK, A/K/A JENNY LUSK</b> 881 Butternut Terrace Boca Raton, FL 33486</p>	<p><b>MARY ANN ROB</b> 11 Moravia Avenue Fairhaven, MA 02719</p> <p><b>LISA A. MURPHY</b> 266 Sconticut Neck Road Fairhaven, MA 02719</p>

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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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 \_\_\_\_\_, Hogback Township, Transylvania County, North Carolina and more particularly described as follows:

**See Exhibit "A" attached hereto and made a part hereof by reference.**

**This property does ( ) or does not ( X ) include the primary residence of the Grantor.**

The property hereinabove described was acquired by Grantor by instrument recorded in **Book 542, Page 310.**

A map showing the above described property is recorded in **Plat File 10, Slide 842.**


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:

This conveyance is made subject to easements and rights of way of record, to any recorded restrictions and covenants, and to real property taxes for the current year.

[Signatures included on next page.]

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

  
\_\_\_\_\_  
**Jody Joy** (SEAL)

\_\_\_\_\_  
**Cathy Joy** (SEAL)

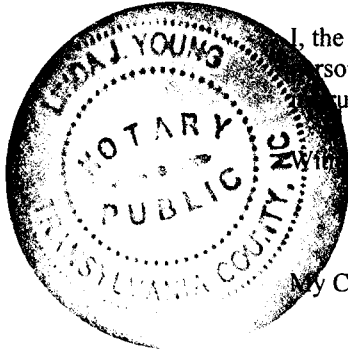
\_\_\_\_\_  
**Stephen Tolve** (SEAL)

\_\_\_\_\_  
**Ronald Lusk** (SEAL)

**ESTATE OF JENNY JOY a/k/a JENNY JOY LUSK  
a/k/a JENNY LUSK**

By: \_\_\_\_\_  
**Ronald Lusk, Executor**

Seal - Stamp State of North Carolina – County of Transylvania



I, the undersigned Notary Public of the County and State aforesaid, certify that **Jody Joy**, personally appeared before me this day and acknowledged that she executed the foregoing instrument for the purposes described herein.

Witness my hand and seal this 3rd, day of July, 2015.

My Commission Expires: 9-21-15

*Linda J. Young*  
Notary Public

Seal - Stamp State of \_\_\_\_\_ – County of \_\_\_\_\_

I, the undersigned Notary Public of the County and State aforesaid, certify that **Cathy Joy and Stephen Tolve**, personally appeared before me this day and acknowledged that they executed the foregoing instrument for the purposes described herein.

Witness my hand and seal this \_\_\_\_\_, day of July, 2015.

My Commission Expires: \_\_\_\_\_

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

Seal - Stamp State of \_\_\_\_\_ – County of \_\_\_\_\_

I, the undersigned Notary Public of the County and State aforesaid, certify that **Ronald Lusk, individually, and as the Executor of the Estate of Jenny Joy a/k/a Jenny Joy Lusk a/k/a Jenny Lusk** personally appeared before me this day and acknowledged that he executed the foregoing instrument for the purposes described herein.

Witness my hand and seal this \_\_\_\_\_, day of July, 2015.


My Commission Expires: \_\_\_\_\_

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

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

\_\_\_\_\_(SEAL)  
Jody Joy

  
\_\_\_\_\_(SEAL)  
Cathy Joy

  
\_\_\_\_\_(SEAL)  
Stephen Tolve

\_\_\_\_\_(SEAL)  
Ronald Lusk

**ESTATE OF JENNY JOY a/k/a JENNY JOY LUSK  
a/k/a JENNY LUSK**

By: \_\_\_\_\_  
**Ronald Lusk, Executor**

Seal - Stamp State of North Carolina – County of Transylvania

I, the undersigned Notary Public of the County and State aforesaid, certify that **Jody Joy**, personally appeared before me this day and acknowledged that she executed the foregoing instrument for the purposes described herein.

Witness my hand and seal this \_\_\_\_\_, day of July, 2015.

My Commission Expires: \_\_\_\_\_

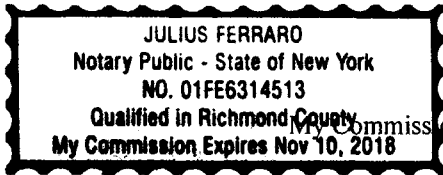
\_\_\_\_\_  
Notary Public

Seal - Stamp

State of NY – County of Richmond

I, the undersigned Notary Public of the County and State aforesaid, certify that **Cathy Joy and Stephen Tolve**, personally appeared before me this day and acknowledged that they executed the foregoing instrument for the purposes described herein.

Witness my hand and seal this 8, day of July, 2015.



My Commission Expires: 11/10/18

Julius Ferraro  
Notary Public

Seal - Stamp

State of \_\_\_\_\_ – County of \_\_\_\_\_

I, the undersigned Notary Public of the County and State aforesaid, certify that **Ronald Lusk, individually, and as the Executor of the Estate of Jenny Joy a/k/a Jenny Joy Lusk a/k/a Jenny Lusk** personally appeared before me this day and acknowledged that he executed the foregoing instrument for the purposes described herein.

Witness my hand and seal this \_\_\_\_\_, day of July, 2015.

My Commission Expires: \_\_\_\_\_


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

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

\_\_\_\_\_(SEAL)  
**Jody Joy**

\_\_\_\_\_(SEAL)  
**Cathy Joy**

\_\_\_\_\_(SEAL)  
**Stephen Tolve**

  
\_\_\_\_\_(SEAL)  
**Ronald Lusk**

**ESTATE OF JENNY JOY a/k/a JENNY JOY LUSK  
a/k/a JENNY LUSK**

  
By: \_\_\_\_\_  
**Ronald Lusk, Executor**

Seal - Stamp State of North Carolina – County of Transylvania

I, the undersigned Notary Public of the County and State aforesaid, certify that **Jody Joy**, personally appeared before me this day and acknowledged that she executed the foregoing instrument for the purposes described herein.

Witness my hand and seal this \_\_\_\_\_, day of July, 2015.

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

My Commission Expires: \_\_\_\_\_

Seal - Stamp State of \_\_\_\_\_ – County of \_\_\_\_\_

I, the undersigned Notary Public of the County and State aforesaid, certify that **Cathy Joy and Stephen Tolve**, personally appeared before me this day and acknowledged that they executed the foregoing instrument for the purposes described herein.

Witness my hand and seal this \_\_\_\_\_, day of July, 2015.

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

My Commission Expires: \_\_\_\_\_

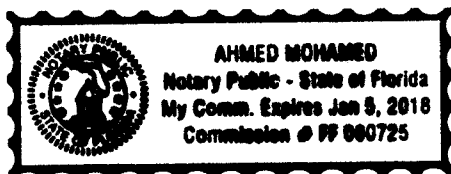
Seal - Stamp State of Florida – County of Palm Beach

I, the undersigned Notary Public of the County and State aforesaid, certify that **Ronald Lusk, individually, and as the Executor of the Estate of Jenny Joy a/k/a Jenny Joy Lusk a/k/a Jenny Lusk** personally appeared before me this day and acknowledged that he executed the foregoing instrument for the purposes described herein.

Witness my hand and seal this 6th, day of July, 2015.

Ahmed Mohamed  
Notary Public

My Commission Expires: Jan 5, 2018





**EXHIBIT "A" TO A DEED FROM JODY JOY, CATHY JOY AND STEPHEN TOLVE,  
RONALD LUSK, INDIVIDUALLY AND RONALD LUSK, EXECUTOR OF THE  
ESTATE OF JENNY JOY A/K/A JENNY JOY LUSK A/K/A JENNY LUSK**

Being 9.19 acres more or less on the Plat prepared by Michael L. Petit dated January and February, 2001 and recorded in Plat File 10, Slide 842, Records of Plats for Transylvania County, North Carolina.