



2014000296

TRANSYLVANIA CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED

01-23-2014 12:53:31 PM

CINDY M OWNBEY

REGISTER OF DEEDS

BY: KARIN SMITH

DEPUTY REGISTER OF DEEDS

BK: DOC 683

PG: 104-106

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$0.00

Parcel Identifier No. 8585-79-1641-000 Verified by [Signature] County on the 23 day of Jan, 2014

Mail/Box to: H. Paul Averette, Attorney, P.C., P. O. Box 348, Brevard, NC 28712

This instrument was prepared by: H. Paul Averette, Attorney at Law (NO TITLE SEARCH PERFORMED)

Brief description for the Index: 73 Park Avenue, City of Brevard

THIS DEED made this 23rd day of January, 2014, by and between

GRANTOR

GRANTEE

DOUGLAS S. BRANDON, Divorced

ELIZABETH VINGLE, Divorced

15885 Rosman Highway 64 W. Lake Toxaway, NC 28747

73 Park Avenue Brevard, NC 28712

Enter in appropriate block for each party: name, 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 Brevard, Township, Transylvania County, North Carolina and more particularly described as follows:

Being all of that property as described in Exhibit "A" attached hereto and incorporated herein by reference.

All or a portion of the property herein conveyed includes or X does not include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 207, page 001.

A map showing the above described property is recorded in Plat Book _____ page _____.

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:

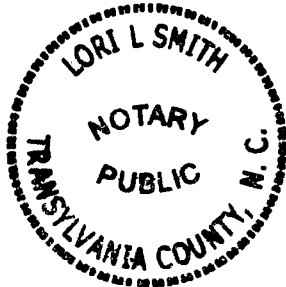
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Douglas S. Brandon (SEAL)
DOUGLAS S. BRANDON

State of North Carolina - County of Transylvania

I certify the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **DOUGLAS S. BRANDON.**

Date: January 23, 2014



Lori L. Smith
Lori L. Smith, Notary Public

My Commission Expires:
09/10/2016

EXHIBIT "A"

BEGINNING at an iron pin situated in the Northern margin of Park Avenue, said iron pin being situated North 65 deg. East 5 feet from the Southeast corner of Lot #2 of the Franklin Park Subdivision and running thence with the Northern margin of Park Avenue North 65 deg. East 95 feet to a stake; and running thence North 24 deg. 49 min. West 136.6 feet to an iron pin; and running thence North 23 deg. 37 min. West 129.60 feet to an iron pin; and running thence South 61 deg. 20 min. West 167.0 feet to a stake situated in the Eastern margin of Boxwood Lane; thence down and with the Eastern margin of Boxwood Lane South 29 deg. 42 min. East 99.63 feet to a stake; thence North 71 deg. 54 min. East 57.83 feet to an iron pin; thence South 26 deg. 01 min. East 149.09 feet to an iron pin in the Northern margin of Park Avenue the point of BEGINNING.

LESS AND EXCEPTING that 0.407 acre parcel conveyed to Daniel A. Futrelle and wife, Susan B. Futrelle as described in Document Book 637 at page 589 and depicted upon a plat of survey recorded in Plat File 14 at Slide 515 of the Transylvania County Registry.

TOGETHER WITH and subject to all rights of way, easements and restrictions appurtenant to the Grantors.

Pursuant to the terms of a Judgment for Equitable Distribution filed on January 23, 2014 in File No: 13-CVD-532.