2017005570
TRANSYLVANIA CO, NC FEE $26.00
STATE OF NC REAL ESTATE EXTX
$700.00
PRESENTED & RECORDED:
10-25-2017 12:38:15 PM
CINDY M OWNBEY
REGISTER OF DEEDS
BY: KARIN SMITH
DEPUTY REGISTER OF DEEDS
BK: DOC 821
PG: 776-781

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: $ 700.00

Parcel Identifier No. _____ **Verified by** Transylvania **County on the** 25 **day of** October, 2017
By: _____

Mail/Box to: GAYLE E. RAMSEY, Ramsey & Pratt, P.A., 35 North Gaston Street, Brevard, NC 28712

This instrument was prepared by: GAYLE E. RAMSEY
Brief description for the Index: _____

THIS DEED made this 16TH **day of** October, 2017, **by and between**

GRANTOR	GRANTEE
ARTHUR S. HAMERSCHLAG and wife, LINDA HAMERSCHLAG, PHILLIP WINTERMUTE (Widower) and ELIZABETH H. SIMS (Unmarried)	LENZE REAL ESTATE, LLC a North Carolina limited liability company
3843 Farr Oak Circle Fairfax, VA 22030	1636 Everett Road Pisgah Forest, NC 28768

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, Brevard Township, Transylvania County, North Carolina and more particularly described as follows:

BEING ALL OF THE SAME LAND DESCRIBED ON THE PAGE WHICH IS ATTACHED HERETO, DESIGNATED AS EXHIBIT "A" AND INCORPORATED HEREIN BY REFERENCE.

The property hereinabove described was acquired by Grantor by instrument recorded in Document Book 340, page 122.

The property herein conveyed does not include the primary residence of the Grantor.

A map showing the above described property is recorded in Plat File 11, page 111.

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:

Exceptions and reservations contained in the deed and /or in instruments referenced herein.
Easements and right of way for public and private roads and utilities, of public record.
Lien of ad valorem taxes for the current year and subsequent years, not yet due and payable

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

Arthur S. Hamerschlag (SEAL)
ARTHUR S. HAMERSCHLAG

Linda Hamerschlag (SEAL)
LINDA HAMERSCHLAG

STATE Of VIRGINIA, COUNTY OF FAIRFAX

I, a Notary Public of said State and County, do hereby certify that 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 or capacities indicated: ARTHUR S. HAMERSCHLAG and wife, LINDA HAMERSCHLAG

WITNESS my hand and Notarial Seal, this the 19 day of October, 2017.

Signature of Notary Public

My commission expires: JAN 31, 2018

ROSE MARY S. FOREST
Printed or Typed Name of Notary Public

ROSE MARY SMITH FLORES TROCHE
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JAN. 31, 2018
COMMISSION # 7588428

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:

Exceptions and reservations contained in the deed and /or in instruments referenced herein.
Easements and right of way for public and private roads and utilities, of public record.
Lien of ad valorem taxes for the current year and subsequent years, not yet due and payable

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

R. Michael Wintermute (SEAL)
PHILLIP WINTERMUTE

STATE Of NORTH CAROLINA, COUNTY OF ORANGE

I, a Notary Public of said State and County, do hereby certify that 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 or capacities indicated: PHILLIP WINTERMUTE

WITNESS my hand and Notarial Seal, this the 19 day of October, 2017.

James Hudson
Signature of Notary Public

JAMES HUDSON NOTARY PUBLIC COMM. EXP. 11-20-2021 WAKE COUNTY, NC

My commission expires: 11/20/2021

James Hudson
Printed or Typed Name of Notary Public

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:

Exceptions and reservations contained in the deed and /or in instruments referenced herein.
Easements and right of way for public and private roads and utilities, of public record.
Lien of ad valorem taxes for the current year and subsequent years, not yet due and payable

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

Elizabeth H. Sims (SEAL)
ELIZABETH H. SIMS

STATE Of NORTH CAROLINA, COUNTY OF DURHAM

I, a Notary Public of said State and County, do hereby certify that 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 or capacities indicated: ELIZABETH H. SIMS

WITNESS my hand and Notarial Seal, this the 18 **day of October, 2017.**

ASHLEY BUMPASS NOTARY PUBLIC DURHAM COUNTY, NC

Ashley Bumpass
Signature of Notary Public

My commission expires: 02/09/2021

Ashley Bumpass
Printed or Typed Name of Notary Public

EXHIBIT "A" TO A DEED FROM HAMERSCHLAG, WINTERMUTE AND SIMS TO LENZE REAL ESTATE, LLC

Being all of Lots 2, 3 and 4 of the Donald M. Jenkins Heirs Property as shown on a plat thereof recorded in Plat File 11, Slide 111, Records of Plats for Transylvania County.

This conveyance is made subject to all matters shown on the recorded plat hereinabove referred to, to the rights of way of all utility lines which may currently traverse the property and to all rights of way for utility lines which may currently appear of record.

Being a part of the same land described in the following four deeds: (1) Deed from Jerry Jerome, Substitute Trustee, to Donald M. Jenkins, dated March 11, 1937, and recorded in Book 70, page 47, Records of Deeds for Transylvania County; (2) Deed from Carl Lee Senter and wife, Anna E. Senter, to Don M. Jenkins and wife, Frances P. Jenkins, dated March 5, 1941, and recorded in Book 76, page 211, Records of Deeds for Transylvania County; (3) Deed dated December 23, 1999, and recorded in Book 458, page 571, Records of Deeds for Transylvania County, from Patla, Straus, Robinson & Moore, P.A., a North Carolina corporation acting as Executor u/w Don M. Jenkins and as Trustee under that Trust Agreement with Don M. Jenkins dated July 30, 1997, to Frances P. Jenkins (incorrectly referred to as Frances T. Jenkins in said deed); and (4) Deed dated March _, 2000, and recorded in the office of the Register of Deeds for Transylvania County in Document Book 11, page 11, from Patla, Straus, Robinson & Moore, P.A., a North Carolina corporation acting as Executor u/w Don M. Jenkins and as Trustee under that Trust Agreement with Don M. Jenkins dated July 30, 1997, to Frances P. Jenkins (incorrectly referred to as Frances T. Jenkins in said deed).

In his Last Will and Testament, which is filed in the office of the Clerk of Superior Court for Transylvania County in File 99-E-266, Don M. Jenkins devised his interest in the land described in the deed recorded in Book 70, page 47, hereinabove referred to, to Patla, Straus, Robinson & Moore, P.A., as Trustee under that Trust Agreement with Don M. Jenkins dated July 30, 1997, which conveyed said land to Frances P. Jenkins in the deeds recorded in office of the Register of Deeds for Transylvania County in Deed Book 458, page 571, and Document Book 11, page 11, hereinabove referred to. Frances P. Jenkins subsequently devised all of the land hereinabove described to Elizabeth Hamerschlag Sims, Anne R. Wintermute, Arthur S. Hamerschlag and Thomas Knight Chamberlain in her Last Will and Testament (in which they were incorrectly referred to as Elizabeth Hammerschlag Sims, Anne Hammerschlag Wintermute, Arthur Hammerschlag and Knight Chamberlin) which is filed in the office of the Clerk of Superior Court for Transylvania County in File 04-E-271. Thomas Knight Chamberlain and wife, Sandra C. Chamberlain, conveyed his interest to the lots hereinabove described to Arthur S. Hamerschlag, Anne R. Wintermute and Elizabeth Hamerschlag Sims in a deed dated February 21, 2006, and recorded in the office of the Register of Deeds for Transylvania County in Document Book 340, page 122. Anne R.

Wintermute subsequently died intestate on December 2, 2011, leaving as her sole heir at law, her husband, Phillip Wintermute (see File 17-EO-5 in the Office of the Clerk of Superior Court for Transylvania County.)

Donna/Exhibits/Deed from Hamerschlag, Wintermute and Sims to Lenze Real Estate, LLC