



2015002549

TRANSYLVANIA CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$498.00

PRESENTED & RECORDED:
06-04-2015 11:40:01 AM

CINDY M OWNBEY
REGISTER OF DEEDS
BY: D REE M. POWELL
DEPUTY REGISTER OF DEEDS

BK: DOC 727

PG: 727-729

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 498.00

Return after recording to: Brian Philips

Brief description for the Index: Lot 23-B, Revised, Pisgah Forest Farms Estates

This Deed was prepared by: Donald E. Jordan, Attorney at Law

This property includes the primary residence of Grantor

6-4-15 gm

This DEED is made this 28th day of May, 2015, by and between:

GRANTOR: **JAMES M. CALLEN and
BEVERLY J. CALLEN,
Husband and Wife**

Grantor's Address: 2347 Pisgah Forest Drive, Pisgah Forest, NC 28768

GRANTEE: **PETER OSTWALD and
SUSAN L. OSTWALD,
Husband and Wife**

Grantee's Address: 2347 Pisgah Forest Drive, Pisgah Forest, NC 28768

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 Little River Township, Transylvania County, North Carolina, described in the attached Exhibit A. This is all of the property acquired by Grantor by Deed recorded in Document Book 202, Page 58, 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.

James M. Callen
James M. Callen

Beverly J. Callen
Beverly J. Callen

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, Donald E. Jordan, a Notary Public of the specified County and State, certify that James M. Callen and Beverly J. Callen personally appeared before me this day and acknowledged the voluntary execution of this Deed.

Witness my signature and official stamp or seal, this 2 day of ^{June}~~May~~, 2015.

My commission expires: August 30, 2019

[Signature]
Notary Public

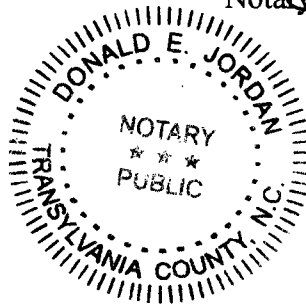


EXHIBIT "A"

All of Lot 23-B, Revised, in Pisgah Forest Farms Estates Subdivision, as shown on the Plat recorded in Plat File 7, Slide 56, Records of Plats for Transylvania County in the office of the Register of Deeds for Transylvania County.

This conveyance is made subject to all easements and other matters shown on the recorded plat, to the rights-of-way of all roads and utility lines which may currently appear of record, and to the Declaration of Restrictive Covenants of Pisgah Forest Farms and Pisgah Forest Farms Estates recorded in Book 389, Page 165, Records of Deeds for Transylvania County, as amended.