

**2015002556**TRANSYLVANIA CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$424.00

PRESENTED & RECORDED

06-04-2015 02:18:15 PM

CINDY M OWNBEY
REGISTER OF DEEDSBY: BEVERLY MCJUNKIN
DEPUTY REGISTER OF DEEDS**BK: DOC 727****PG: 770-772****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 424.00

Parcel Identifier No. 8585-21-5578-000 Verified by _____ County on the 06-4-15 day of gm, 20____
By: _____Mail/Box to: Donald E. Jordan, 4 West Main Street, Brevard, NC 28712This instrument was prepared by: Brian P. Philips, P.A., 30 N. Country Club Road, Brevard, NC 28712Brief description for the Index: LOT 46 Sec I Montclove Estates,THIS DEED made this 26th day of May, 2015 by and between

GRANTOR

Robert M. Pemberton, unmarried person
8830 Southwest 98th Place
Ocala, FL 34481

GRANTEE

James M. Callen and wife,
Beverly J. Callen
239 Country Club Circle
Bevard, NC 28712

Enter in appropriate block for each Grantor and Grantee: name, mailing 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:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

The property hereinabove described was acquired by Grantor by instrument recorded in Book Doc 333 page 245.All or a portion of the property herein conveyed includes or X does not include the primary residence of a Grantor.A map showing the above described property is recorded in Plat Book 1 page 1 .

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.

(Entity Name) Robert M. Pemberton (SEAL)
Print/Type Name: Robert M. Pemberton

By: _____
Print/Type Name & Title: _____
Print/Type Name: _____ (SEAL)

By: _____
Print/Type Name & Title: _____
Print/Type Name: _____ (SEAL)

By: _____
Print/Type Name & Title: _____
Print/Type Name: _____ (SEAL)

State of North Carolina _____ - County or City of Transylvania _____
I, the undersigned Notary Public of the County or City of Transylvania _____ and State aforesaid, certify that _____
Robert M. Pemberton, unmarried person _____ 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 26th day of May, 2015.

My Commission Expires: February 13, 2017
(Affix Seal)

Jennifer L. Gardner
Jennifer L. Gardner Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____
_____ personally came before me this day and acknowledged that he is the
_____ of _____, a North Carolina or _____
corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority
duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness
my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

EXHIBIT "A"

Being all of Lot 46 of Section 1 of Montclove Estates as shown on a plat thereof recorded in Plat Book 1, page 1, Records of Plats for Transylvania County.

There is also conveyed hereby an easement for the 12 foot wide driveway which connects the lot hereinabove described with Country Club Circle, said easement being more particularly described in a deed from French Broad Investments, Inc., to John E. Thomas and wife, Alvina T. Thomas, dated September 4, 1968, and recorded in Book 178, page 209, Records of Deeds for Transylvania County.

There is also conveyed hereby the same waterline right-of-way from Country Club Circle to the lot hereinabove described which was conveyed in the deed recorded in Book 178, page 209, hereinabove referred to.

Being all of the same land, driveway easement and waterline right-of-way described in a deed from Tracey Billian Krause (a divorced and unremarried person) to Linda L. Coye, dated August 23, 2003, and recorded in the office of the Register of Deeds for Transylvania County in Document Book 188, page 841.