



2017002828
TRANSYLVANIA CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$970.00
PRESENTED & RECORDED
06-02-2017 11:22:41 AM
CINDY M OWNBEY
REGISTER OF DEEDS
BY D REE M POWELL
DEPUTY REGISTER OF DEEDS
BK: DOC 806
PG: 162-164

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: **\$970.00**
Parcel Identifier No. _____ Verified by _____ County on the 2 day of June, 2017
By: SHolcomb

Mail/Box to:
Shelton Jones, Attorney, Straus Park, 5 Park Place E., Suite 201, Brevard, NC 28712

This instrument was prepared by:
Shelton Jones, Attorney, Straus Park, 5 Park Place E., Suite 201, Brevard, NC 28712

Brief description for the Index: Lot 11, Phase One of Sylvan Heights

THIS DEED made this 1st day of June, 2017, by and between

GRANTOR	RANTEE
MARY EUGENIA LAVIGNE, Single 9 Cleftridge Ct. Asheville, NC 28803	JOHN P. HICKEY and wife, CHRISTINA A. HICKEY 363 Kelly Mountain Rd. 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 _____, **Dunns Rock 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 (X) or does not () include the primary residence of Grantor.

The property hereinabove described was acquired by Grantor in Document Book 729 at Page 96.

A map showing the above described property is recorded in **Plat File 11, Slide 551.**

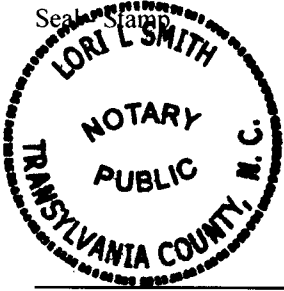
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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 fee 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.

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

MARY EUGENIA LAVIGNE  (SEAL)



State of North Carolina – County of Transylvania

I, the undersigned Notary Public of the County and State aforesaid, certify that **MARY EUGENIA LAVIGNE**, 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 1st day of June, 2017.

My Commission Expires: 09/10/2021


Notary Public Lori L. Smith

EXHIBIT "A"
TO A DEED FROM MARY EUGENIA LAVIGNE, SINGLE,
TO JOHN P. HICKEY AND WIFE CHRISTINA A. HICKEY

BEING all of Lot 11 of Phase One of Sylvan Heights as shown on a plat thereof recorded in Plat File 11, Slide 551, Records of Plats for Transylvania County.

This conveyance is made subject to all easements and other matters shown on the recorded plat hereinabove referred to and to restrictive and protective covenants and easements appearing of record in the office of the Register of Deeds for Transylvania county in Document Book 282, Page 263, as amended in Document Book 293, Page 620 and Document Book 412, Page 352.