



2014000050

TRANSYLVANIA CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

01-07-2014 01:47:06 PM

CINDY M OWNBEY
REGISTER OF DEEDS

BY BETH C LANDRETH
ASSISTANT

BK: DOC 681

PG: 541-543

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$0.00

Parcel Identifier No. 9505097459000 Verified by _____ County on the 7 day of Jan OGI 2014
By: _____

Mail/Box to: GRANTEE

This instrument was prepared by: LA PAGE LAW FIRM, PLLC, 184 E. Chestnut Street, Suite 5, Asheville, NC 28801

Brief description for the Index: Lots 20 and 21 of Paisley Place

THIS DEED made this 27th day of December, 2013, by and between

GRANTOR

Nancy Y. Nix, unmarried

Forwarding Address:
**484 Paisley Circle
Pisgah Forest, NC 28768**

GRANTEE

**Nancy Y. Nix, unmarried and
Michael D. Stephens, unmarried
As Joint Tenants with Rights of Survivorship**

Situs and Mailing Address:
**484 Paisley Circle
Pisgah Forest, NC 28768**

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 _____, Dunns Rock Township, Transylvania County, North Carolina and more particularly described as follows:

LOCATED IN TRANSYLVANIA COUNTY:

SEE ATTACHED EXHIBIT "A"

The property hereinabove described was acquired by Grantor by instrument recorded in Book DOC 668 page 472.

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

A map showing the above described property is recorded in Plat File 5 Slide 76.

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

Any and all valid and enforceable restrictions, conditions and covenants of record and the lien of ad valorem taxes.

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

(Entity Name) Nancy Y. Nix (SEAL)
Print/Type Name: Nancy Y. Nix
By: _____

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

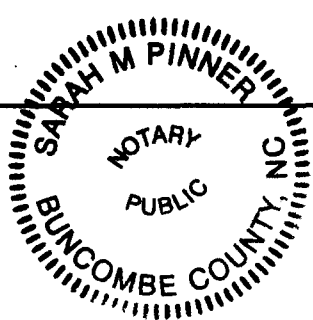
By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

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

State of North Carolina - County of Buncombe

I, the undersigned Notary Public of the County of Buncombe and State aforesaid, certify that **Nancy Y. Nix** 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 27th day of December, 2013.

My Commission Expires: 4.14.18
(Affix Seal)



Sarah M. Pinner
Sarah M. Pinner Notary Public
Notary's Printed or Typed Name

EXHIBIT "A"

BEGINNING at a point in the center of the right-of-way of Paisley Circle, said beginning point also being the Northwest corner of Lot 22 of Paisley Place as shown on a plat recorded in Plat File 5 Slide 76 Transylvania County Register and runs from said beginning point South 23° 46' 20" East 22.87 feet; South 29° 59' 50" East 125.09 feet; South 02° 20' 50" West 98.13 feet; South 43° 36' 45" East 44.99 feet to a point in the margin of Skye Drive; thence with the margin of Skye Drive the following 6 calls: South 84° 09' 40" West 74.66 feet; South 63° 51' 15" West 40.96 feet; South 63° 51' 15" West 21.58 feet; South 21° 24' 05" East 59.57 feet; South 09° 07' 20" West 78.21 feet; South 01° 23' 15" East 32.80 feet; thence leaving Skye Drive North 59° 57' 05" West 241.36 feet; North 59° 40' 10" West 217.44 feet; North 13° 54' 10" West 15.97 feet to the center of the right-of-way of Paisley Circle; thence with the center of Paisley Circle North 45° 46' 10" East 132.56 feet; North 52° 20' 40" East 69.12 feet; North 79° 45' 45" East 30.32 feet; South 83° 49' 35" East 69.30 feet; North 69° 29' 40" East 40.90 feet; North 37° 44' 50" East 63.10 feet; North 61° 48' 45" East 34.56 feet; South 84° 49' 50" East 48.03 feet; North 86° 02' 05" East 64.40 feet to the point of beginning being all of Lots 20 and 21 of Paisley Place as shown on a plat recorded in Plat File 5 Slide 76 Transylvania County Registry.