

**2019002466**

TRANSYLVANIA CO, NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

\$680.00

PRESENTED & RECORDED

05-16-2019 04:14:49 PM

CINDY M OWNBEY

REGISTER OF DEEDS

BY D REE MCCALL
DEPUTY REGISTER OF DEEDS**BK: DOC 880****PG: 66-68****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$680.00

Parcel Identifier No. _____ Verified by Transylvania County on the 16 day of May, 2019
By: DMMail/Box to: DONALD E. JORDAN, 4 W. Main Street, Brevard, NC 28712This instrument was prepared by: HANNAH L. CAMENZIND (No Title Search Performed by the Preparer)

Brief description for the Index: _____

THIS DEED made this 2nd day of May, 2019, by and between**GRANTOR**THOMAS E. TARTT and wife,
MOLLY TARTT (also known as MOLLIE TARTT)54 Warren Lane
Brevard, NC 28712**GRANTEE**PHILIP A. HENRY and wife,
MACKENZIE C. HENRY115 Ridgewood Place
Brevard, NC 28712

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 N/A, 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.

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

A map showing the above described property is recorded in Plat File _____, Slide _____.

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 this deed and/or in instruments referenced herein.
Easements and rights 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.

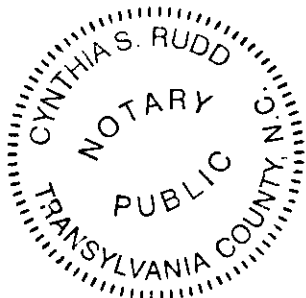
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Thomas E. Tarrt (SEAL)
THOMAS E. TARTT
Molly Tarrt (SEAL)
MOLLY TARTT

STATE OF NORTH CAROLINA, COUNTY OF TRANSYLVANIA.

I 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 indicated: THOMAS E. TARTT and MOLLY TARTT

WITNESS my hand and Notarial Seal, this the 15th day of May, 2019.



Cynthia S. Rudd
Cynthia S. Rudd, Notary Public

My commission expires: 6/23/2020

EXHIBIT "A" TO A DEED FROM TARTT TO HENRY

Being all of the same land described in a deed from Royal G. Taylor and wife, Sheila Taylor, to Thomas E. Tartt and wife, Mollie Tartt, dated July 24, 1973, and recorded in office of the Register of Deeds for Transylvania County in Deed Book 202, page 541, said land being more particularly described in said deed as follows:

BEGINNING at a stake in the Eastern margin of Ridgewood place, Southwest corner of Lot 5, and runs thence along the line of Lot 5, South 80 deg. 13' East 155.02 feet to a stake in the center of an alley; thence with the center of said alley, South 8 deg. 20' West 24.78 feet to a stake; thence South 21 deg. 18' West 150.40 feet to a stake, Northeastern corner of Lot 7; thence along the line of Lot 7, North 62 deg. 42' West 155 feet to a stake in the Eastern margin of Ridgewood Place; thence with the Eastern margin of Ridgewood Place, North 19 deg. 47' East 127.67 feet to the BEGINNING..

And being all of Lot 6, Section A, of Illahee Hills Subdivision, plat of which is on file in Plat Book 4, page 48, Records of Plats for Transylvania County, North Carolina.

This conveyance is made subject to restrictive and protective covenants and easements found in Deed Book 190, page 42, Records of Deeds for Transylvania County.