



2018002758

TRANSYLVANIA CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$1008.00

PRESENTED & RECORDED:
06-07-2018 12:05:54 PM

CINDY M OWNBEY
REGISTER OF DEEDS

BY: KARIN SMITH
DEPUTY REGISTER OF DEEDS

BK: DOC 844

PG: 45-49

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,008.00

Return after recording to: Donald E. Jordan

Brief description for the Index: Lot 49, Chasewood

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

This property does include the primary residence of Grantor

DM 6/7/18

This DEED is made this 1st day of June, 2018, by and between:

GRANTOR: **TERI MILLER and
STEVEN A. MILLER, Trustees of the
Teri Miller Living Trust, dated 07/16/15,
(see Exhibit "B" for Trust Certification) and
STEVEN A. MILLER and
TERI MILLER, Trustees of the
Steven A. Miller Living Trust, dated 07/16/15
(see Exhibit "C" for Trust Certification)**

Grantor's Address: 4708 Emeribrook Court, Columbia, MO 65203

GRANTEE: **RONALD A. McMURTRY, JR. and
NELL L. McMURTRY
Husband and Wife**

Grantee's Address: 98 New Castle Road, Brevard, NC 28712

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.

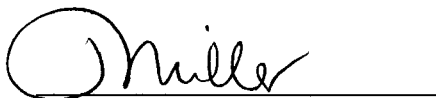
The Grantor, for a valuable consideration paid by the Grantee (the receipt of which is acknowledged) grants, bargains, sells and conveys to the Grantee in fee simple, all of the lot or parcel of land located in Cathey's Creek Township, Transylvania County, North Carolina, and as is described in the attached Exhibit "A." This is all of the same property acquired by Grantor by Deed

recorded in Document Book 786, Page 626, 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.

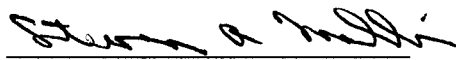
THIS CONVEYANCE IS MADE FOR THE GRANTEE TO HAVE AND TO HOLD the Property and all privileges and appurtenances belonging to the Property in fee simple.

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.

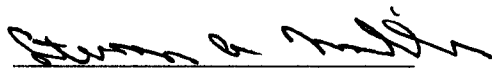
Grantor is signing this Deed as of the date specified above.



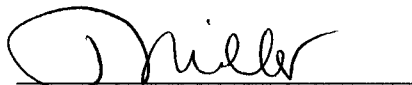
Teri Miller, Trustee of the Teri Miller Living Trust, dated 07/16/15



Steven A. Miller, Trustee of the Teri Miller Living Trust, dated 07/16/15



Steven A. Miller, Trustee of the Steven A. Miller Living Trust, dated 07/16/15



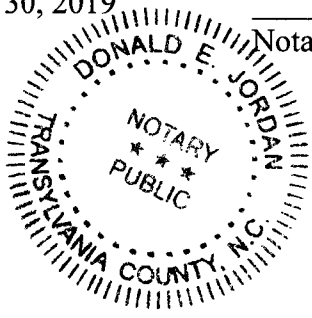
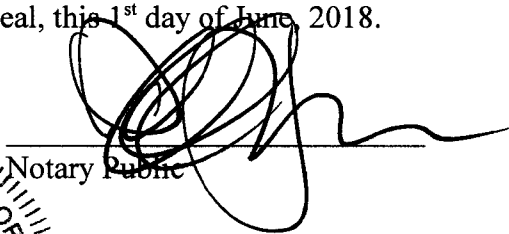
Teri Miller, Trustee of the Steven A. Miller Living Trust, dated 07/16/15

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, Donald E. Jordan, a Notary Public of the specified County and State, certify that Teri Miller and Steven A. Miller, as Trustees of the Teri Miller Living Trust, dated 07/16/15, and as Trustees of the Steven A. Miller Living Trust, dated 07/16/15, personally appeared before me this day and acknowledged the voluntary execution of this Deed.

Witness my signature and official stamp or seal, this 1st day of June, 2018.

My commission expires: August 30, 2019



Notary Public

EXHIBIT "A"

All of Lot 49 of Chasewood, as shown on the plat recorded in Plat File 14, Slide 507, records of Plats for Transylvania County in the office of the Register of Deeds for Transylvania County, North Carolina.

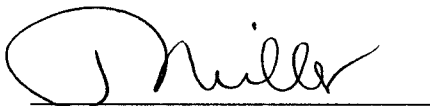
Together with a right-of-way to Barberry Circle (NCSR 1201) and Island Ford Road (NCSR 1110) over and along the private roads shown on the above plat which connect the lots located in Chasewood with the public road.

Subject to all easements of record and to the Declaration of Restrictive and Protective Covenants recorded in Document Book 209, Page 195, Transylvania County Registry.

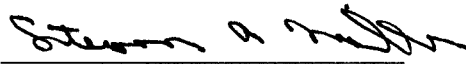
EXHIBIT "B"

Pursuant to NCGS §36C-10-1013 and related Trust laws, Grantor makes the following certifications with respect to the Teri Miller Living Trust, dated 07/16/15:

1. The Trust has not been revoked or modified in any way which would make these certifications incorrect, and it remains in full force and effect.
2. Teri Miller and Steven A. Miller are the Settlers of the Trust and are acting as the Trustees. The Trust can be amended or revoked at any time by the Settlor.
3. The Trust provides the Trustees with the power to sell and convey the real property conveyed by this Deed.
4. The taxpayer identification number for the Trust will be made available to appropriate parties upon request.



Teri Miller, Trustee of the
Teri Miller Living Trust, dated 07/16/15



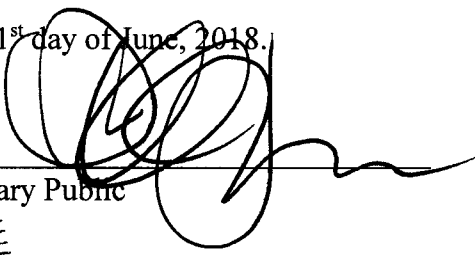
Steven A. Miller, Trustee of the
Teri Miller Living Trust, dated 07/16/15

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

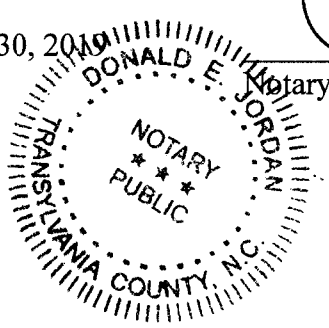
I, Donald E. Jordan, a Notary Public of the specified County and State, certify that Teri Miller and Steven A. Miller, as Trustees of the Teri Miller Living Trust, dated 07/16/15, personally appeared before me this day and, after being duly sworn, swore or affirmed that the contents of the foregoing are true and correct.

Witness my hand and official stamp or seal, this 1st day of June, 2018.

My commission expires: August 30, 2019



Notary Public



DONALD E. JORDAN
NOTARY PUBLIC
TRANSYLVANIA COUNTY, N.C.

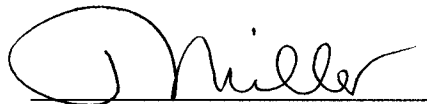
EXHIBIT "C"

Pursuant to NCGS §36C-10-1013 and related Trust laws, Grantor makes the following certifications with respect to the Steven A. Miller Living Trust, dated 07/16/15:

- 1. The Trust has not been revoked or modified in any way which would make these certifications incorrect, and it remains in full force and effect.
- 2. Steven A. Miller and Teri Miller are the Settlers of the Trust and are acting as the Trustees. The Trust can be amended or revoked at any time by the Settlor.
- 3. The Trust provides the Trustees with the power to sell and convey the real property conveyed by this Deed.
- 4. The taxpayer identification number for the Trust will be made available to appropriate parties upon request.



Steven A. Miller, Trustee of the
Steven A. Miller Living Trust, dated 07/16/15



Teri Miller, Trustee of the
Steven A. Miller Living Trust, dated 07/16/15

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, Donald E. Jordan, a Notary Public of the specified County and State, certify that Steven A. Miller and Teri Miller, as Trustees of the Steven A. Miller Living Trust, dated 07/16/15, personally appeared before me this day and, after being duly sworn, swore or affirmed that the contents of the foregoing are true and correct.

Witness my hand and official stamp or seal, this 1st day of June, 2018.

My commission expires: August 30, 2019

