

**2018001666**TRANSYLVANIA CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$587.00**

PRESENTED &amp; RECORDED:

04-11-2018 09:40:27 AM

CINDY M OWNBEY

REGISTER OF DEEDS

BY: KARIN SMITH  
DEPUTY REGISTER OF DEEDS**BK: DOC 838****PG: 232-234****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 587.00

Parcel Identifier No. 8586-80-3003-000 Verified by \_\_\_\_\_ County on the 11 day of April, 2018  
By: DMMail/Box to: Mack McKeller, 26 E. Main St., Brevard, NC 28712This instrument was prepared by: Brian P. Philips, P.A., 30 N. Country Club Road, Brevard, NC 28712

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 15th day of March, 2018, by and between

## GRANTOR

Janice V. Philpot, Single  
32 Gillespie Circle  
Brevard, NC 28712

## GRANTEE

Betty George McCrary  
370 Park Avenue  
Brevard, 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, parcel of land or condominium unit 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 818 page 184-186.  
All or a portion of the property herein conveyed X includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book \_\_\_\_\_ page \_\_\_\_\_.

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.

Janice V. Philpot (SEAL)  
 Print/Type Name: Janice V. Philpot

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  
Janice V. Philpot, 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  
5th day of April, 20 18.

My Commission Expires: September 3, 2022  
 (Affix Seal)

Sue A. Green  
 Sue A. Green Notary Public  
 Notary's Printed or Typed Name

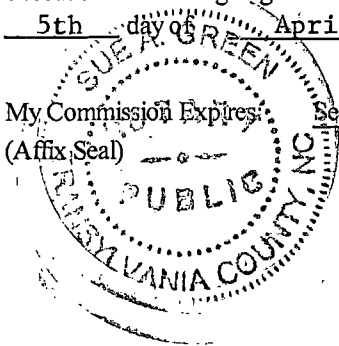


EXHIBIT "A"

BEGINNING at an iron pin located in the Southeast margin of Park Avenue, the Northwest corner of property now or formerly belonging to James D. Henderson and runs thence with the Southeast margin of Park Avenue, North 25 degrees East 90 feet to an iron pin; thence South 60 degrees East 221 feet to an iron pin; thence South 35 degrees West 90 feet to an iron pin, the Northeast corner of the said Henderson property; thence with the line dividing the property herein conveyed and the said Henderson property, North 60 degrees West 221 feet to the BEGINNING as surveyed and platted by P.R. Raxter, RLS in August 1977.

Subject to and together with a Deed of Easement for Joint Driveway as recorded in Document Book 757, Page 580-583, Transylvania County Registry.