

**2018004168**TRANSYLVANIA CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$855.00**

PRESENTED & RECORDED:

08-15-2018 01:44:20 PM

CINDY M OWNBEY

REGISTER OF DEEDS

BY: BETH C LANDRETH
ASSISTANT**BK: DOC 852****PG: 573-575****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$855.00

Return after recording to: Ramsey & Pratt, P.A.

Brief description for the Index: 5 Lots, West Main Street, Brevard

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

This property is not the principal residence of the Grantor

TG 8-15-18

This DEED is made this 10th day of August, 2018, by and between:

GRANTOR: **JUDITH A. CALDWELL, Unmarried**
 Surviving spouse of Phillip B. Caldwell,
 who died on June 4, 2017
 107 Tsula Court, Brevard, NC 28712

GRANTEE: **LENZE REAL ESTATE, LLC**
 a North Carolina limited liability company
 1636 Everett Road, Pisgah Forest, NC 28768

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 the City of Brevard, 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 630, Page 270, 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.


Judith A. Caldwell

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, Donald E. Jordan, a Notary Public of the specified County and State, certify that Judith A. Caldwell personally appeared before me this day and acknowledged the voluntary execution of this Deed.

Witness my signature and official stamp or seal, this 14 day of August, 2018.

My commission expires: August 30, 2019

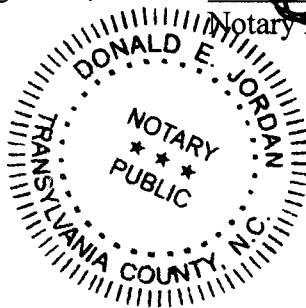


EXHIBIT "A"

All of Lots 1 through 5 as shown on the Plat of a survey prepared by Michael A. Pfoutz, Sr., PLS, dated November 14, 2006, and recorded in Plat File 11, Slide 959, records of Plats for Transylvania County in the office of the Register of Deeds for Transylvania County, North Carolina.

Subject to easements of record and as shown on the plat referred to above.