



**2015000833**

TRANSLYVANIA CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXTX

**\$530.00**

PRESENTED & RECORDED

02-27-2015 03:24:14 PM

CINDY M OWNBEY  
REGISTER OF DEEDS

BY: D REE M. POWELL  
DEPUTY REGISTER OF DEEDS

**BK: DOC 717**

**PG: 809-811**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$530.00

Parcel Identifier No. 8586-51-0944-000 Verified by KQ County on the 27 day of Feb, 20 15  
By: \_\_\_\_\_

Mail/Box to: Donald E. Jordan, Attorney at Law, 4 West Main Street, Brevard, NC 28712

This instrument was prepared by: H. Paul Averette, Attorney at Law (NO TITLE SEARCH PERFORMED)

Brief description for the Index: 61 King Street

THIS DEED made this 11<sup>th</sup> day of February, 2015, by and between

GRANTOR

GRANTEE

**CHRISTOPHER LLOYD FAULKNER and wife,  
ANNA FAULKNER**

**JOHN HOGARTH and wife,  
JULIE HOGARTH**

**71 Trailcreek Ln.  
Brevard, NC 28712**

~~61 King Street~~ 1366 Solms Rd  
~~Brevard, NC 28712~~ Clinton OH  
44216

Enter in appropriate block for each party: name, 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 \_\_\_\_\_, \_\_\_\_\_ Brevard \_\_\_\_\_ Township, Transylvania \_\_\_\_\_ County, North Carolina and more particularly described as follows:

**Being all of that property as described Exhibit "A" attached hereto and incorporated herein by reference.**

**TOGETHER WITH and subject to all rights of way, easements and restrictions appurtenant to the Grantors.**

**All or a portion of the property herein conveyed \_\_\_\_\_ includes or \_\_\_\_\_ does not include the primary residence of the Grantor.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 383, page 628 and Book 475, Page 329.

A map showing the above described property is recorded in Plat File 12, Slide 796.

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.

  
\_\_\_\_\_  
CHRISTOPHER LLOYD FAULKNER (SEAL)

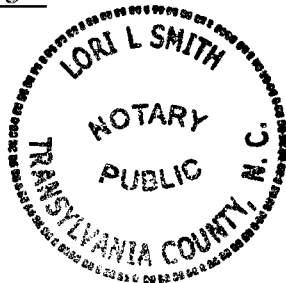
  
\_\_\_\_\_  
ANNA FAULKNER (SEAL)


State of North Carolina - County of Transylvania

I certify 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: **CHRISTOPHER LLOYD FAULKNER and ANNA FAULKNER.**

Date: February 25, 2015

My Commission Expires:  
09/10/2016



  
\_\_\_\_\_  
Notary Public

Lori L. Smith  
Printed or Typed Name of Notary Public

**EXHIBIT "A"**

Being all of that parcel of property entitled "Christopher L. Faulkner" as surveyed by Robert E. Parker, PLS, and shown on a plat dated August 2, 2007, and recorded in Plat File 12, Slide 796, Transylvania County Registry.

Being a portion of that property described in a deed from Donna Lynn Few, unmarried, to Christopher Lloyd Faulkner, unmarried, recorded on December 12, 2006 in Document Book 383, Page 628, Transylvania County Registry; and further being all of that property as described in a deed from Gwendolyn M. King, widow, Carolyn Justus, widow, and Christopher Faulkner, single, to Christopher Lloyd Faulkner, recorded on October 15, 2008 in Document Book 475, Page 329, Transylvania County Registry.

TOGETHER WITH and subject to all rights of way, easements and restrictions appurtenant to the Grantors.