



2018001631

TRANSYLVANIA CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
04-09-2018 01:49:02 PM

CINDY M OWNBEY
REGISTER OF DEEDS
BY: BETH C LANDRETH
ASSISTANT

BK: DOC 838

PG: 58-60

NORTH CAROLINA CORRECTION DEED

Excise Tax: -0- Return after recording to: Donald E. Jordan
Brief description for the Index: 1.265 acres, Hart Road
This Deed was prepared by: Donald E. Jordan, Attorney at Law
This property does not include the primary residence of Grantor

KL 4/9/18

This DEED is made this 4th day of April, 2018, by and between:

GRANTOR: **MARIAN CADINHA, Unmarried,
incorrectly identified as Marian Cadina in the Deed
recorded in Document Book 496, Page 792**

Grantor's Address: 155 Pisgah Forest Drive, Pisgah Forest, NC 28768

GRANTEE: **JAMES WALLER, surviving spouse of
Deborah Waller, deceased**

Grantee's Address: 1488 Sandy Creek Road, Commerce, GA 30530


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 Little River Township, Transylvania County, North Carolina, and as is described in the attached Exhibit "A." This is a portion of the same property acquired by Jacqueline Allen by Deed recorded in Deed Book 426, Page 670, 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.

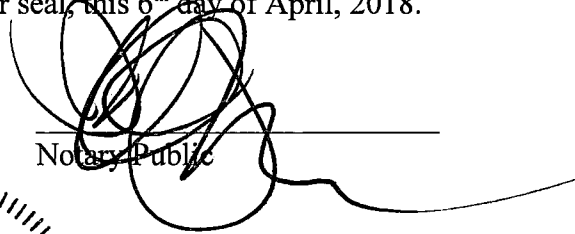

Marian Cadinha

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

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

Witness my signature and official stamp or seal, this 6th day of April, 2018.

My commission expires: August 30, 2019



Notary Public

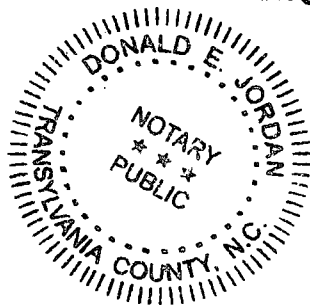


EXHIBIT "A" - LEGAL DESCRIPTION

All of the 1.265 acres identified as Parcel 2 on the Plat recorded in Plat File 7, Slide 425, Transylvania County Registry.

This Correction Deed is made to correct Grantor's name, and to identify the real property which was intended to be conveyed in the Deed recorded in Document Book 496, Page 792.

This conveyance is made subject to the same reservations as in the prior Deed:

Grantor further reserves for herself a twenty (20) foot wide nonexclusive easement for the purpose of placing, installing, maintaining and repairing waterlines on the Property from the "Springhouse" (located on the property and shown on the Plat) to Parcel 1, together with the right to tap the spring located in the Springhouse and pump water from the Springhouse to Parcel 1 (over lines installed by Grantor for use only in farming or raising livestock or other animals on Parcel 1. Once the waterlines are installed by Grantor, the centerline of the easement shall be determined by the location of the waterlines as built and shall be such that it extends out ten (10) feet in any direction from any point on the waterlines. Grantor agrees, for herself only that the waterlines shall be constructed and placed on the Property so that they run from the Springhouse to the eastern line of Parcel 1 in the most direct route as reasonably practicable. Whenever Grantor ceases to use waterline from the Springhouse to Grantors property, such improvements will become the property of Grantees. This easement is personal.

Subject to the rights of others in and to the use of the 15 foot wide gravel road that runs from Hart Road (SR1534) across Parcel 2 toward the eastern boundary line then continues centered on the eastern and southern property line as shown on Plat File 7, Slide 425, Transylvania County Registry.

Grantor releases all right, title and interest to the portion of the gravel drive running from the gate near the western property line of Parcel 2 and approximately 150 feet from Hart Road and runs in a southerly direction to the gate between Parcel 1 and Parcel 2.

Together with the right to use water from a well located on other property of Grantor, together with the right to go upon the property on which the well and water line are located for the purpose of inspecting, maintaining and repairing the well, pump and the waterline. The Grantee, their heirs and assigns, shall have the right to use the well upon payment to Grantee its successors and assigns of a reasonable monthly rate, which shall initially be \$10.00 per month, and which shall be adjusted annually beginning January 1, 2010.