



**2019004735**

TRANSLYVANIA CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$335.00**

PRESENTED & RECORDED:  
09-17-2019 09:06:11 AM

CINDY M OWNBEY  
REGISTER OF DEEDS

BY: KARIN SMITH  
DEPUTY REGISTER OF DEEDS

**BK: DOC 893**

**PG: 354-357**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 335.00

Parcel Identifier No. 9516-12-9241 Verified by Transylvania County on the 17 day of September 2019  
By: RS

Mail/Box to: Neumann Law Firm, PLLC, 9 Park Place West, Suite 102

This instrument was prepared by: David C. Neumann, Attorney at Law 19-802

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

THIS DEED made this 10<sup>th</sup> day of September, 2019 by and between

**GRANTOR**

**GRANTEE**

**Mark Edward Mashburn and wife,  
Lynn Mashburn  
Julie Lavonda Simpson and husband,  
Nicholas R. Simpson and  
Julie Lavonda Simpson as Executor  
under the Will of Judith L. Mashburn 18E197  
PO Box Box 62  
Penrose, NC 28766**

**Julie Lavonda Simpson and husband,  
Nicholas R. Simpson  
  
PO Box 62  
Penrose, NC 28766**

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 Brevard, Township, Transylvania County, North Carolina and more particularly described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE**

Prepared by: The Neumann Law Firm, PLLC 19-802

Exhibit "A"

Being all of that 8.59 acres of property as shown on a survey by Robert Raxter, PLS dated June 2009 and shown on recorded plat in Plat File 19 at Slide 257, Transylvania County Register of Deeds.

Pursuant to Item Three of the Last Will and Testament of Judith L. Mashburn, Estate File No 18-E-197, filed in the Office of the Clerk of Superior Court, **JULIE LAVONDA SIMPSON** is exercising her right of first refusal to purchase the property herein referenced and **MARK EDWARD MASHBURN** is relinquishing his right of first refusal to purchase the property herein referenced. Their spouses join in the execution of this deed for the purpose of relinquishing any marital interest they may have in the property. Upon closing, Mark Edward Mashburn will receive  $\frac{1}{2}$  of the appraised value of the property pursuant to the terms of the will.

This conveyance is made subject to all roads rights-of-way of all roads which may presently traverse the property, to all road rights of way which may presently appear of record, to the rights-of-way of all utility lines which may presently traverse the property to all rights of way for public utilities which may presently appear of record.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 875, page 218  
All or a portion of the property herein conveyed    includes or    does not include the primary residence of 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.

Julie Lavonda Simpson, Executor (SEAL)  
Julie Lavonda Simpson, Executor

Julie Lavonda Simpson (SEAL)  
Julie Lavonda Simpson

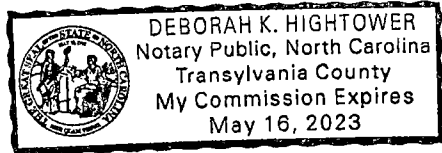
Nicholas R. Simpson (SEAL)  
Nicholas R. Simpson

STATE OF North Carolina  
COUNTY OF Transylvania

I, Deborah K. Hightower, the undersigned Notary Public of the County and State aforesaid, certify that Julie Lavonda Simpson as Executor and Julie Lavonda Simpson and husband Nicholas R. Simpson personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and seal this 16 day of September, 2019.

Deborah K. Hightower  
Notary Public  
My Commission Expires: 5-16-2023



The property hereinabove described was acquired by Grantor by instrument recorded in Document Book 875, page 218. All or a portion of the property herein conveyed x includes or    does not include the primary residence of 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.

Mark Edward Mashburn (SEAL)  
Mark Edward Mashburn

Lynn Mashburn (SEAL)  
Lynn Mashburn

STATE OF GEORGIA  
COUNTY OF McDuffie

I, Matthew C Reid, the undersigned Notary Public of the County and State aforesaid, certify that Mark Edward Mashburn and Lynn Mashburn, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and seal this 12<sup>th</sup> day of September, 2019.

Matthew C Reid  
Notary Public  
My Commission Expires: 9/17/19

