

2018005935

TRANSYLVANIA COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT

\$884.00

PRESENTED & RECORDED

11/16/2018 03:26:01 PM

CINDY M OWNBEY

REGISTER OF DEEDS

BY: BETH C LANDRETH

ASSISTANT

BK: DOC 862

PG: 733 - 735

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 884.00

Parcel Identifier No. 9508-25-7045-000 (Portion) verified by _____ County on the ____ day of _____, 20__
By: _____

Mail/Box to: Staton Law Firm, 112 N. Washington St., Hendersonville, NC 28739

This instrument was prepared by: Brian P. Philips, P.A., 30 N. Country Club Road, Brevard, NC 28712

Brief description for the Index: Document preparation only; No Title Search Performed

THIS DEED made this 8th day of November, 2018, by and between

GRANTOR

GRANTEE

Charles M. Burns and wife,
Trina Burns
142 Davids Trace
Pisgah Forest, NC 28768

Donna Johnston
218 Davids Trace
Pisgah Forest, NC 28768

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

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

Submitted electronically by "Staton Law P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Transylvania County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 74 page 32.
All or a portion of the property herein conveyed X includes or ___ 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.

Charles M Burns (SEAL)
 Print/Type Name: Charles M. Burns

Trina Burns (SEAL)
 Print/Type Name: Trina Burns

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
Charles M. Burns 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
13th day of November, 2018

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

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

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
Trina Burns 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
13th day of November, 2018

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

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

EXHIBIT "A"

BEING all of Lot 18 (Revised) of Lobdell Woods as shown on a plat of a survey prepared by Michael L. Petit, RLS and recorded in Plat File 18, Slide 358, Records of Plats for Transylvania County.

Together with a right-of-way to the public road (N.C. Highway 280) over and along the private roads shown on the recorded plat hereinabove referred to which connect the lots located in Lobdell Woods with the public Road.

This conveyance is made subject to all easements and other matters shown on the recorded plat hereinabove referred to and to the Declaration of Restrictive and Protective Covenants recorded in the office of the Register of Deeds for Transylvania County in Document Book 32 Page 466.