



2015002158

TRANSYLVANIA CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED
05-15-2015 10:33:00 AM

CINDY M OWNBEY
REGISTER OF DEEDS

BY: D REE M. POWELL
DEPUTY REGISTER OF DEEDS

BK: DOC 725

PG: 553-555

**NORTH CAROLINA
WARRANTY DEED WITH ENHANCED LIFE ESTATE**

5-15-15 gm

Excise Tax: \$

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No.

Mail after recording to: ANGELA N. WARREN, ESQ.
POPE & BARLOGA, P.A.
P.O. BOX 1609
PANAMA CITY, FLORIDA 32402

This instrument was prepared by: Scott B. Barloga, Esq. *(A title search was neither requested nor conducted)*

Brief Description for the Index: Lots 21, 22, and 23 of Idlewild Subdivision

THIS DEED made this 11th day of May, 2015 by and between

GRANTOR
Helen Rowell Lee

GRANTEES
Tonya Lee Reid and Terra Lee Johnson

The designation Grantor and Grantees 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 Grantees, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantees, all that certain lot or parcel of land and more particularly described as follows:

Beginning at a point in the center of Chestnut Lane, said beginning point being the Northwest corner of Lot 21 of Idlewild Subdivision shown upon a plat recorded in Plat File 3 at Slide 233, Transylvania County Registry and running from said beginning point up and with the center of Chestnut Lane, North 75 deg. 24 min. 03 sec. East 57.14 feet to a point which is the Southwest corner of Lot 19; thence, continuing along and with center of Chestnut Lane, two (2) calls as follows: North 88 deg. 55 min. 18 sec. East 94.52 feet to a point and South 80 deg. 02 min. 18 sec. East 111.84 feet to a point, being the Southeast corner of Lot 19;

thence, along and with the Western line of Lot 22, North 14 deg. 06 min. 29 sec. East 282.92 feet, passing through an iron pin set with a cap at a distance of 23.72, to an iron pin set with a cap in the Northwest corner of Lot 22 and in the Southern line of property now or formerly owned by Patricia Y. Travis (Deed Book 230 at Page 533); thence, along and with the Northern line of Lot 22, South 86 deg. 35 min. 31 sec. East 215.00 feet to a point which is the Northwest corner of Lot 23; thence, along and with the Northern line of Lot 23, North 89 deg. 10 min. 12 sec. East 231.64 feet to an iron pin set with a cap, the same located in the Northeast corner of Lot 23; thence, down and with the Eastern line of Lot 23, South 09 deg. 12 min. 28 sec. West 564.17 feet, passing through an iron pin set with a cap at a distance of 417.67 feet, to a point in the center of Chestnut Lane; thence, continuing with the Eastern line of Lot 23, South 09 deg. 12 min. 28 sec. West 92.54 feet, passing through an iron pin set with a cap at a distance of 24.86 feet, to an iron pin set in a hollow and in the Southeastern corner of Lot 23; thence, along and with the Southern line of Lot 23, South 78 deg. 03 min. 47 sec. West 257.53 feet to an iron pin set with a cap in the Southeastern corner of Lot 22; thence, along and with the Southern Line of Lot 22, three (3) calls as follows: South 88 deg. 38 min. 37 sec. West 49.08 feet to an iron pin set with a cap in a hollow; thence, North 48 deg. 59 min. 36 sec. West 109.40 feet to an iron pin set with a cap in the Easternmost point of Lot 24; thence, North 48 deg. 59 min. 36 sec. West 120.00 feet to an iron pin set with a cap in the Southeastern corner of Lot 21; thence, along and with the Southern line of Lot 21, North 82 deg. 58 min. 45 sec. West 287.00 feet to an iron pin set with a cap in the Southwestern line of Lot 21; thence, along and with the Western line of Lot 21, North 03 deg. 43 min. 44 sec. West 174.82 feet to a point in the center of Chestnut Lane which is also the point of BEGINNING, passing through an iron pin set with a cap at a distance of 149.82 feet.

This conveyance is subject to a 50 foot right which crosses the middle of the above-described tract.

This conveyance is made subject to restrictive covenants of record in Deed Book 291 at Page 56 and any and all amendments thereto of the Transylvania County Registry.

The Grantor gives, grants and conveys unto the Grantees, their heirs and assigns, the right to use the roadway crossing the above described tract in common with other property owners having a legal right to use the same for the purpose of ingress and egress to the public road.

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

Being all of Lot 21 of Idlewild Subdivision as set forth in Deed Book 373 at Page 93 and being all of Lot 22 of Idlewild Subdivision as set forth in Deed Book 307 at Page 495 and being all of Lot 23 of Idlewild Subdivision as set forth in Deed Book 321 at Page 200 of the Transylvania County Registry.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 510, Page 827, in the Transylvania County Registry.

A map showing the above described property is recorded in Plat Book _____, Page _____, and referenced within this instrument.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple subject to a life estate in the Grantor.

And the Grantor covenants with the Grantees, 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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Grantor reserves a life estate interest on the life of the grantor, without any liability for waste, and with full power and authority in said grantor to sell, convey, mortgage, lease or otherwise manage and dispose of the property described herein, in fee simple with or without consideration, without joinder of the grantees, and with full power and authority to retain any and all proceeds generated thereby without liability for claims or debts of the grantees, and upon the death of the grantor, until the grantees forever, a remainder interest, if any, in all the rights, title interest, claim and demand which grantor has in said property.

The Remainder interest in this deed is wholly contingent upon the death of the Grantor. No interest has been conveyed to the Grantees through this instrument until the death of the Grantor. In the event that a Grantee predeceases the Grantor, the deceased Grantee's interest does not revert back to the Grantor and will vest in the then living Grantee upon the death of the Grantor. If both Grantees predecease the Grantor both Grantees' interest would revert back to the Grantor upon the death of the second Grantee.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

_____ (SEAL)
 (ENTITY NAME) Helen Rowell Lee
 HELEN ROWELL LEE

By: _____ (SEAL)
[Signature]

Title: _____
Crystal Warren

By: _____ (SEAL)
[Signature]

Title: _____
DAWN DUNN

_____ (SEAL)

STATE OF FLORIDA
COUNTY OF BAY

Acknowledged and subscribed before me by the Grantor, Helen Rowell Lee, who is personally known to me or who has produced FL/DL as identification, and sworn to and subscribed before me on this 11th day of May, 2015.

[Signature]
Notary Public, State of Florida
(Stamp Name, Commission # and Expiration below)



KENDRA HENRY
MY COMMISSION # FF 143269
EXPIRES: July 20, 2018
Bonded Thru Budget Notary Services