



2016003835

TRANSYLVANIA CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT X

\$650.00

PRESENTED & RECORDED

08-12-2016 01:13:14 PM

CINDY M OWNBEY

REGISTER OF DEEDS

BY D REE M. POWELL
DEPUTY REGISTER OF DEEDS

BK: DOC 772

PG: 780-783

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$650

Return after recording to: Donald E. Jordan

Brief description for the Index: Lot 13, Section 3, Indian Lake

This Deed was prepared by: Donald E. Jordan, Attorney at Law

This property includes the primary residence of Grantor

Aug 12, 2016 pm

This DEED is made this 11th day of August, 2016, by and between:

GRANTOR:

**PATRICIA B. HAWKINS, individually and as Trustee of the
PATRICIA BARBER HAWKINS REVOCABLE LIVING
TRUST dated January 4, 2006 (see Exhibit B for Certification),
Joined by her husband, FREDERICK STEPHEN PETERSEN**

Grantor's Address:

304 Toxaway Trail, Lake Toxaway, NC 28747

GRANTEE:

**DANNY RAY PATE and
MONICA J. PATE,
Husband and Wife**

Grantee's Address:

9816 Rocky Bank Drive, Naples, FL 34109

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 Hogback Township, Transylvania County, North Carolina, and as is described in the attached Exhibit A. This is Tracts I and II of the same property acquired by Grantor by Deed recorded in Document Book 373, Page 79, 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.

PATRICIA BARBER HAWKINS
REVOCABLE LIVING TRUST DATED
JANUARY 4, 2006

By: Patricia B. Hawkins
Patricia B. Hawkins, Trustee

Patricia B. Hawkins
Patricia B. Hawkins, individually

Frederick Stephen Petersen
Frederick Stephen Petersen

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, Donald E. Jordan, a Notary Public of the specified County and State, certify that Patricia B. Hawkins, individually and as Trustee of the Patricia Barber Hawkins Revocable Living Trust dated January 4, 2006 and Frederick Stephen Petersen personally appeared before me this day and acknowledged the voluntary execution of this Deed.

Witness my signature and official stamp or seal, this 11 day of August, 2016.

My commission expires: August 30, 2019

Donald E. Jordan
Notary Public

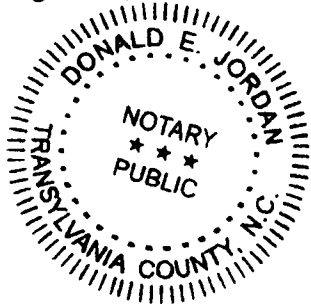


EXHIBIT A - LEGAL DESCRIPTION

Tract I: Being the northeast portion of Lot 13, Section 3, INDIAN LAKE ESTATES, containing 0.96 acres as shown on a plat thereof prepared by E. Roger Raxter, RLS, recorded in Plat File 4, Slide 470, Transylvania County Registry, to which reference is specifically made. ALSO BEING the same lands conveyed by deed dated November 17, 1978, and recorded in Book 233, Page 155, Transylvania County Registry, to which reference is specifically made.

Tract II: Being all of Tract "A" containing 0.03 acre as shown on a plat thereof prepared by E. Roger Raxter, RLS, recorded in Plat File 4, Slide 470, Transylvania County Registry, to which reference is specifically made. ALSO BEING the same lands conveyed by deed dated July 14, 1992, and recorded in Book 352, Page 653, Transylvania County Registry, to which reference is specifically made. TOGETHER WITH a non-exclusive right-of-way over the existing access road shown on the above-referenced plat, together with continuations thereof, for purposes of ingress and egress between State Road 1306 (Slick Fisher Road) and subject property.

Subject to the existing 60-foot private right of way of Toxaway Trail as shown on the above-referenced plat. Also subject to Declaration of Restrictive Covenants for Indian Lake Estates, dated February 13, 1973, and recorded in Book 199, Page 705, as amended in Book 200, page 685, Transylvania County Registry, to which reference is specifically made.

EXHIBIT "B"

Pursuant to NCGS §36C-10-1013 and related Trust laws, Grantor makes the following certifications with respect to the Trust dated January 4, 2006:

1. The Trust has not been revoked or modified in any way which would make these certifications incorrect, and it remains in full force and effect.
2. Patricia Barber Hawkins is the Settlor of the Trust and is acting as the sole Trustee. The Trust can be amended or revoked at any time by the Settlor.
3. The Trust provides the Trustee with the power to sell and convey the real property conveyed by this Deed.
4. The taxpayer identification number for the Trust will be made available to appropriate parties upon request.

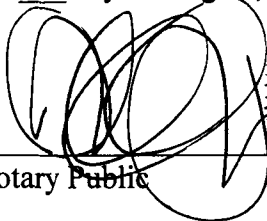
Patricia B. Hawkins, Trustee of the Patricia Barber Hawkins Revocable Living Trust
Dated January 4, 2006

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

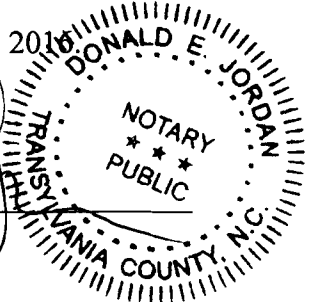
I, Donald E. Jordan, a Notary Public of the specified County and State, certify that Patricia B. Hawkins, as Trustee of the Patricia Barber Hawkins Revocable Living Trust dated January 4, 2006, personally appeared before me this day and, after being duly sworn, swore or affirmed that the contents of the foregoing are true and correct.

Witness my hand and official stamp or seal, this 11 day of August, 2016

My commission expires: August 30, 2019



Notary Public



DONALD E. JORDAN
NOTARY PUBLIC
TRANSYLVANIA COUNTY, N.C.