

Mud

TRANSYLVANIA COUNTY
043302

STATE OF NORTH CAROLINA
NOV-1'93



Real Estate Excise Tax
12.00

Filed for registration on the 1 day of Nov
1993 at 9:40 o'clock A. M. and registered and
verified on the 1 day of Nov 1993
In Book No. 368 of page 9
Wesley Anderson
Register of Deeds, Transylvania County

00369 2

Excise Tax 12.00 Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.
Verified by _____ County on the 1 day of November, 1993
by _____

Mail after recording to _____
This instrument was prepared by GEORGE T. PERKINS, III
Brief description for the Index _____

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 22nd day of April, 1993, by and between

GRANTOR

CLARENCE E. BENTLEY and
SHARON A. BENTLEY

GRANTEE

WESLEY LOUIS ANDERSON and wife,
AMELIA GAIL ANDERSON

00369

Enter in appropriate block for each party: name, 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 or parcel of land situated in the City of _____, Eastatoe Township, Transylvania County, North Carolina and more particularly described as follows:

See Attached Exhibit "A"



The property hereinabove described was acquired by Grantor by instrument recorded in

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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

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 officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

.....
(Corporate Name)

By:
.....
President

ATTEST:
.....
Secretary (Corporate Seal)

USE BLACK INK ONLY

Clarence E. Bentley (SEAL)
Clarence E. Bentley

Sharon A. Bentley (SEAL)
Sharon A. Bentley

..... (SEAL)

..... (SEAL)



NORTH CAROLINA, Transylvania County.

I, a Notary Public of the County and State aforesaid, certify that Sharon A. Bentley Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 23rd day of April ~~September~~, 1993

My commission expires: 12-18-95 *Roxana M. Sipes* Notary Public



NORTH CAROLINA, Transylvania County.

I, a Notary Public of the County and State aforesaid, certify that Clarence E. Bentley Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this the 23rd day of September, 1993.

My commission expires: 12-18-95 *Roxana M. Sipes* Notary Public

The foregoing Certificate(s) of Roxana M. Sipes

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

Debbie L. Elvash REGISTER OF DEEDS FOR Transylvania COUNTY

By Deputy/Assistant - Register of Deeds

EXHIBIT "A"

BEGINNING at a 30 inch hickory tree located in the northern property line of lands now or formerly belonging to Helen B. Galloway and Billy Wayne Galloway as described in a deed recorded in Book 263, page 173, Records of Deeds for Transylvania County, said hickory tree being located east of a spring branch and south of the bend of a dirt road, and runs thence along the property line of Galloway the following calls: South 53 deg. 44 min. West 10.44 feet; South 70 deg. 00 min. West 74.64 feet to an unmarked point in said dirt road; South 48 deg. 47 min. West 46.74 feet to an unmarked point in said dirt road; South 47 deg. 30 min. West 54.94 feet to an unmarked point in said dirt road; South 28 deg. 48 min. West 50.07 feet to an unmarked point in said dirt road located at or near the point of intersection of said dirt road with the center of another dirt road; thence leaving the property line of Galloway and along the property line of Whitmire as described in a deed recorded in Book 231, page 679, Records of Deeds for Transylvania County, the following calls: North 37 deg. 45 min. West 34.07 feet to an unmarked point located north of said other dirt road; North 84 deg. 45 min. West 119.45 feet to an unmarked point located in or near the edge of said other dirt road; North 54 deg. 00 min. West 161.35 feet to an unmarked point located in or near the west margin of said other dirt road; North 28 deg. 20 min. West 99.73 feet to an unmarked point located in or near the west margin of said other dirt road; North 21 deg. 18 min. West 107.00 feet to an unmarked point located in or near the west margin of said other dirt road; North 02 deg. 19 min. East, crossing said spring branch, 32.12 feet to an unmarked point located in said other dirt road; North 26 deg. 30 min. East 39.74 feet to an unmarked point located in said other dirt road; North 13 deg. 19 min. East 130.18 feet to an iron pin found west of said spring branch; North 53 deg. 07 min. East, crossing said spring branch, 59.20 feet to a set iron pipe with ID cap; thence leaving the property line of Whitmire and along the property line of other lands belonging to Bentley the following calls: North 81 deg. 24 min. 30 sec. East 467.58 feet to a set iron pipe with ID cap; South 00 deg. 42 min. 14 sec. East 318.90 feet to a set iron pipe with ID cap located south of the spring branch hereinabove referred to; South 10 deg. 00 min. West 160.00 feet to the BEGINNING. Containing 6.00 acres, more or less, as surveyed by Robert L. Haffler, RLS, on October 5, 1992, and as shown on an unrecorded plat designated as Drawing PN 92074, FB 8, PG 68.

Also conveyed herewith to the Grantee, is a 60' right-of-way as the same right-of-way is located leading from SR 1139, intersecting the same along it's southern boundary.

The Grantors reserve unto themselves, their heirs and assigns, a 60' right-of-way from SR 1139 to the remaining property over the property set forth above, said right-of-way having been previously acquired by the Grantors in Deeds recorded in Deed Book 252, page 313 and Book 263, page 175, reference to which is hereby made for a more complete and accurate description.



2015002487

TRANSYLVANIA CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED

06-01-2015 02:57:37 PM

CINDY M OWNBEY
REGISTER OF DEEDS

BY: D REE M. POWELL
DEPUTY REGISTER OF DEEDS

BK: DOC 727

PG: 421-423

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 0

Parcel Identifier No. _____ Verified by _____ County on the 6-1-15 day of Jun, 2015
By: _____

Mail/Box to: C.W. McKeller

This instrument was prepared by: C. W. McKeller

Brief description for the Index: _____

THIS DEED made this 29th day of May, 2015, by and between

GRANTOR

JOHN L. WHITE and wife, MISHNA WHITE

GRANTEE

AMELIA GAIL ANDERSON, a widowed woman
310 Jeffrey Passmore Rd.
Breward, NC 28712

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 or parcel of land situated in the City of _____, _____ Township, Transylvania County, North Carolina and more particularly described as follows:

See attached Exhibit A

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ page _____.

All or a portion of the property herein conveyed ___ includes or X 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.

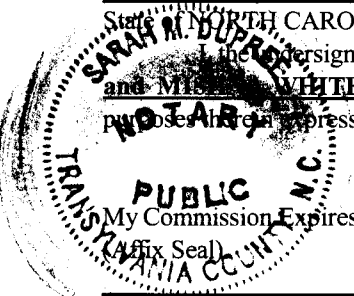
 (Entity Name) John L. White (SEAL)
 Print/Type Name: JOHN L. WHITE

By: _____
 Print/Type Name & Title: _____ Mishna White (SEAL)
 Print/Type Name: MISHNA WHITE

By: _____
 Print/Type Name & Title: _____ _____
 Print/Type Name: _____ (SEAL)

By: _____
 Print/Type Name & Title: _____ _____
 Print/Type Name: _____ (SEAL)

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 JOHN L. WHITE
 and MISHNA WHITE personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the
 purposes here expressed. Witness my hand and Notarial stamp or seal this 29th day of May, 2015.



Sarah M. Dupree
 SARAH M. DUPREE
 Notary's Printed or Typed Name

State of _____ - County or City of _____
 I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____
 _____ personally came before me this day and acknowledged that he is the
 _____ of _____, a North Carolina or _____
 corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority
 duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my
 hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____ Notary Public
 (Affix Seal) _____
 Notary's Printed or Typed Name

State of _____ - County or City of _____
 I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____

 Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____ Notary Public
 (Affix Seal) _____
 Notary's Printed or Typed Name

EXHIBIT A

Being a four acre tract, more or less, BEGINNING at a point located at the northwest corner of the property of Anderson as shown on a deed recorded in Deed Book 369 at Page 2 of the Transylvania County Registry thence, with the center of a deeded 60 foot right-of-way, the following five (5) calls: North 10 deg. 24 min. 17 sec East 89.95 feet to a set rebar. North 24 deg., 12 min 0 sec. East 241.04 feet, North 21 deg. 29 min. 0 sec. West 41.93 feet, South 44 deg. 24 min. 0 sec. West 186.09 feet, and South 66 deg. 21 min. 0 sec. West 62.09 feet to a rebar set in the line of Leder Sparlin Enterprises as shown in a deed in Document Book 10 at Page 753 of the Transylvania County Registry, thence, with the line of Leder-Sparlin, North 01 deg. 14 min. 0 sec. East 178.06 feet thence, leaving the line of Leder-Sparlin, North 81 deg. 38 min. 31 sec. East 547.44 feet to a set rebar, thence South 0 deg. 42 min. 14 sec East 378.56 feet to a found iron pin, thence, with the aforementioned property of Anderson South 81 deg. 24 min. 30 sec. West 467.58 feet to a found iron pin the point of BEGINNING.

SUBJECT TO A RESERVED right-of-way as follows: Grantor retains from grantee a right-of-way for purpose of ingress, egress, and regress over the property of the Grantee. Said right-of-way shall be forty-five feet (45') wide and shall commence on the existing right-of-way and thence proceeding in an easterly direction at not more than ten percent (10%) grade until it reaches the intersection of the top of the ridge and the southern boundary of this four acre tract of Grantee thence in a northerly direction until it reaches the northern most corner of the said four acre tract conveyed herein.