

**2016006023**

TRANSYLVANIA CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED

12-01-2016 04:18:56 PM

CINDY M OWNBEY

REGISTER OF DEEDS

BY D REE M. POWELL
DEPUTY REGISTER OF DEEDS**BK: DOC 786****PG: 105-109****NORTH CAROLINA GENERAL WARRANTY DEED****Excise Tax: - 0 -**Parcel Identifier No. _____ Verified by jm County on the 1 day of Dec, 2016
By: _____

Mail/Box to: MARGARET M. HUNT, P. O. Box 1175, Brevard, NC 28712

This instrument was prepared by: MARGARET M. HUNT - No Title Examination Performed by Preparer

Brief description for the Index: _____

THIS DEED made this 2nd day of November, 2016, by and between

GRANTOR	GRANTEE
LINDA T. WHITMIRE, (unmarried widow of Jerry T. Whitmire)	LINDA T. WHITMIRE as Trustee of the Linda T. Whitmire Living Trust, dated June 11, 1998
935 Island Ford Road Brevard, North Carolina 28712	935 Island Ford Road Brevard, North Carolina 28712

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 Cathey's Creek Township, Transylvania County, North Carolina and more particularly described as follows:

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

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 323, Page 197, Deed Book 450, Page 497, Deed Book 451, Page 556, Document Book 26, Page 378, and Document Book 98, Page 223.

All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat File 2, Slide 218 and Plat File 4, Slide 79.

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.

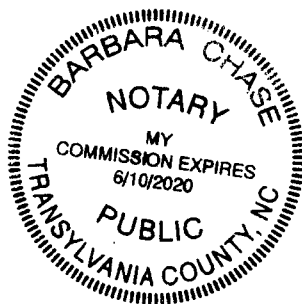
Linda T. Whitmire (SEAL)
LINDA T. WHITMIRE

**STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA**

I, the undersigned Notary Public of the County and State aforesaid, certify that LINDA T. WHITMIRE 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 29th day of November, 2016.

(Affix Seal)



Barbara Chase
Barbara Chase, Notary Public
My Commission Expires: 06-10-2020

NORTH CAROLINA GENERAL WARRANTY DEED FROM LINDA T. WHITMIRE TO LINDA T. WHITMIRE AS TRUSTEE OF THE LINDA T. WHITMIRE LIVING TRUST, DATED JUNE 11, 1998

EXHIBIT 'A'

TRACT I:

Beginning at an unmarked point, said unmarked point being located the following five (5) calls from a control corner set in the southernmost corner of Lot 9 as shown on a plat of a survey recorded in Plat File 2, Slide 218, Records of Plats for Transylvania County, the control corner also being the southeastern corner of Lot 8 as shown on the said plat and from said control corner: North 47 deg. 57 min. West 118.90 feet to an iron pin; North 57 deg. 10 min. West 114.44 feet to an iron pin; North 28 deg. 09 min. West 58.49 feet to an iron pin; North 79 deg. 55 min. 52 sec. West 47.11 feet to an iron pin; thence North 79 deg. 55 min. West 11 feet to the Beginning; from said beginning point North 18 deg. 41 min. 32 sec. West 37.10 feet to an iron pin; thence continuing the same direction 77.78 feet to an iron pin; thence North 64 deg. 02 min. 46 sec. East 92.68 feet to an iron pin; thence North 18 deg. 20 min. 42 sec. West 259.60 feet to an iron pin; thence South 49 deg. 17 min. West 13.45 feet to an unmarked point; thence North 77 deg. 14 min. West 26.90 feet to an unmarked point; thence South 77 deg. 40 min. West 58.14 feet to an unmarked point; thence South 67 deg. 20 min. West 57.81 feet to an unmarked point; thence South 33 deg. 21 min. West 77.31 feet to an unmarked point; thence North 38 deg. 40 min. West 97.56 feet to an unmarked point; thence South 67 deg. 29 min. West 50.45 feet to an unmarked point; thence South 43 deg. 00 min. West 98.23 feet to an unmarked point; thence North 75 deg. 24 min. West 111.09 feet to an unmarked point; thence South 32 deg. 57 min. East 27.97 feet to an iron pin; thence South 32 deg. 57 min. East 73.69 feet to an unmarked point; thence South 45 deg. 09 min. East 285.52 feet to an iron pin; thence South 17 deg. 46 min. 25 sec. West 71.82 feet to an iron pin set in the center line of View Road; thence along the center line of View Road the following four (4) calls: South 77 deg. 04 min. 27 sec. East 120.94 feet to an unmarked point; thence North 75 deg. 27 min. East 68.87 feet; thence North 58 deg. 25 min. East 72.79 feet; thence North 55 deg. 15 min. East 31.52 feet to the Beginning.

Also conveyed herewith is a 25-foot right-of-way for ingress and egress over the remaining property of Reynolds Development Corporation or its successors in interest, for ingress and egress to the hereinabove described property, said right-of-way being located as follows: Beginning at the beginning point of the tract of property hereinabove described, said right-of-way running North 18 deg. 41 min. 33 sec. West 37.10 feet to an iron pin; thence continuing the same direction 77.78 feet to an iron pin; thence North 64 deg. 02 min. 46 sec. East approximately 25 feet to an unmarked point and running in a parallel line South 18 deg. 41 min. 33 sec. East to the point where said line intersects with the center line of View Road, and being a portion of Lots 6 and 7 and some additional property as shown on a plat of a survey recorded in Plat File 2, Slide 218, Records of Plats for Transylvania County.

Tract I is also more particularly described in Deed Book 323, Page 197, Transylvania County Registry.

TRACT II:

Being all of Lot 9 of Reynolds Subdivision as shown on a plat of a survey recorded in Plat File 4, Slide 79, Records of Plats for Transylvania County, reference to which is hereby made for a more complete description thereof.

Subject to the rights-of-way of all roads that may presently traverse the property, to all rights-of-way that may appear of record, and to all utility easements that may appear of record.

Tract II is also more particularly described in Deed Book 450, Page 497, Transylvania County Registry.

TRACT III:

Beginning on a stone on top of mountain, the southernmost corner of Tract 4 as recorded on Plat File 2, Slide 218; thence North 18 deg. 50 min. East 166.15 feet to a stake; thence North 49 deg. 17 Min. East 44.16 feet to a stake in the center of an old road; thence with the center of the old road the following four (4) calls: North 77 deg. 14 min. West 26.90 feet, South 77 deg. 40 min. West 58.14 feet, South 67 deg. 20 min. West 57.81 feet, South 33 deg. 21 min. West 77.31 feet; thence leaving said old road, South 45 deg. 16 min. East 130.56 feet to the point of the Beginning. Containing 0.35 acres, more or less.

Being a portion of Tract 4 of the George Reynolds Property as shown on a survey recorded in Plat File 2, Slide 218, Records of Plats for Transylvania County.

Tract III is subject to the following restrictions: no building, septic tanks or drain fields may be located on, under or across the above described property.

Tract III is also more particularly described in Deed Book 451, Page 556, Transylvania County Registry.

TRACT IV:

Being all of Lot 15 of Reynoldswoods as shown on a plat of a survey by Perry R. Raxter, RLS and recorded in Plat File 4, Slide 79, Records of Plats for Transylvania County, reference to which is hereby made for a more complete description thereof.

Also conveyed herewith is the right to use the roads as shown on the above referenced recorded plat.

Tract IV is also more particularly described in Document Book 26, Page 378, Transylvania County Registry.

TRACT V:

(A) Being all of Lot 16 of the George and Mary L. Reynolds property division as shown on a plat of a survey by Clarence Jenkins, RLS and recorded in Plat File 9, Slide 653, Records of Plats for

Transylvania County, reference to which is hereby made for a more complete description thereof. Being also a portion of property conveyed to George and Mary L. Reynolds by deed recorded in Deed Book 239, Page 399, Transylvania County Registry.

(B) Being all of Lot 17 of the Reynoldswood Subdivision as shown on a plat of a survey by Perry R. Raxter, RLS and recorded in Plat File 4, Slide 79, Records of Plats for Transylvania County, reference to which is hereby made for a more complete description thereof. Being also a portion of property conveyed to Reynolds Development Corporation by Comer Bell and wife, Johnnie D. Bell by deed recorded in Deed Book 239, Page 397, Transylvania County Registry.

Parcels (A) and (B) of Tract V are subject to the rights-of way of all roads that may presently traverse the property, to all rights-of-way that may appear of record, and to all utility easements that may appear of record

Tract V is also more particularly described in Document Book 98, Page 223, Transylvania County Registry.

TRACTS I, II, IV and V are subject to Restrictive Covenants and road maintenance agreement for Reynolds Subdivision as originally recorded in Deed Book 323, Page 197, and designated as Exhibit "A", Transylvania County Registry.