



2020003001

TRANSYLVANIA CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$220.00

PRESENTED & RECORDED:
06-12-2020 04:39:45 PM

CINDY M OWNBEY
REGISTER OF DEEDS

BY: KARIN SMITH
DEPUTY REGISTER OF DEEDS

BK: DOC 925

PG: 8-10

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$220

Return after recording to: Donald E. Jordan

Brief description for the Index: Two parcels - Fisher Road

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

This property does not include the primary residence of Grantor

Ce
June 12, 2020

This DEED is made this 12th day of June, 2020, by and between:

GRANTOR: **JAMES WAYNE FANNING**
(the same as Wayne J. Fanning in Book 787, Page 1), and
SANDRA CHAPMAN FANNING,
Husband and Wife

Grantor's Address: P.O. Box 57, Penrose, NC 28766

GRANTEE: **JACKSON C. WINE**
Grantee's Address: P.O. Box 1649, Brevard, NC 28712

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 Brevard Township, Transylvania County, North Carolina, and as is described in the attached Exhibit A. This is all of the same property acquired by Grantor by Deeds recorded in Deed Book 150, Page 229, and in Document Book 787, Page 1, 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.

James Wayne Fanning
James Wayne Fanning

Sandra Chapman Fanning
Sandra Chapman Fanning

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

Amanda S. Siniard

I, ~~Donald E. Jordan~~, a Notary Public of the specified County and State, certify that James Wayne Fanning and Sandra Chapman Fanning personally appeared before me this day and acknowledged the voluntary execution of this Deed.

Witness my signature and official stamp or seal, this 12 day of June, 2020.

My commission expires: ~~August 30, 2024~~
July 16, 2023

[Handwritten Signature]
Notary Public

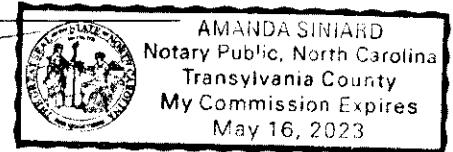


EXHIBIT A - LEGAL DESCRIPTION

Parcel One:

BEGINNING on an iron pin in the West margin of Fisher Road, S.R. #1356, said iron pin being the northeast corner of Lot No. 5 and the southeast corner of Lot No. 6 of the McClinn, Verdery, Shipman and Whitmire Subdivision; and runs thence with the west margin of Fisher Road, North 28°; East 40 feet to a stake; thence leaving said road S 72° West, 143 feet to a stake in the East margin of Elliott Road; thence with the East margin of said road, South 36° West (passing an iron pin the southwest corner of Lot No. 6 and northwest corner of Lot No. 5 at 40 feet) 80 feet to a stake; thence North 72° East, 158 feet to a stake in the West margin of the aforesaid Fisher Road; thence with the West margin of Fisher Road, North 28° East, 40 feet to the point of BEGINNING.

Being the northern two-thirds of Lot No. 5 and the southern two-thirds of Lot No. 6 of the McClinn, Verdery, Shipman and Whitmire Subdivision as found in Plat Book 1, page 114, office of the Register of Deeds for Transylvania County.

Parcel Two:

BEGINNING at a stake in the western margin of Fisher Road (SR 1356) said stake being the Northeast corner of Lot No. 1 and the Southeast corner of Lot No. 4, and runs thence with the western margin of said Fisher Road, North 28 deg. East 80 feet to a stake; thence North 72 deg. West 158 feet to a stake in the East margin of Elliott Road and in the Western line of Lot No. 5; thence with the Eastern margin of Elliot Road, South 36 deg. West 80 feet to a stake, the Southwest corner of Lot No. 4 and the Northwest corner of Lot No. 3; thence with the Northern line of Lots 2, 3, and 4, South 72 deg. East 165 feet to the BEGINNING.

BEING all of Lot No. 4 and the Southern one-third of Lot No. 5 of the McClinn, Shipman, Verdery and Whitmire land as surveyed by A. L. Hardin on November 20, 1913, which plat is recorded in the Office of the Register of Deeds for Transylvania County in Deed Book 33, Page 19, and in Plat Book 1, Page 114.

Together with (and less) the property added (and conveyed) pursuant to the Boundary Agreement recorded in Document Book 881, Page 352.