

**2021004034**

TRANSYLVANIA COUNTY NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED &amp; RECORDED

05/26/2021 03:45:24 PM

**CINDY M OWNBEY**

REGISTER OF DEEDS

BY: D REE MCCALL

DEPUTY REGISTER OF DEEDS

**BK: DOC 983****PG: 820 - 824****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$0.00

Parcel Identifier No. 8582-07-1438-000 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 2021.

By: \_\_\_\_\_

Mail/Box to: Neumann Law Firm, PLLC 9 Park Place West, Suite 102, Brevard, NC 28712 **NO TITLE SEARCH PERFORMED**This instrument was prepared by: Douglas R. Campen, Neumann Law Firm, PLLC 9 Park Place West, Suite 102, Brevard, NC 28712 **NO TITLE SEARCH PERFORMED**

Brief description for the Index: \_\_\_\_\_

THIS DEED made May 21, 2021, by and between

GRANTOR	GRANTEE
<b>NANCY A. THOMPSON and JAMES N. THOMPSON, Trustees or their successors in Trust, under the Nancy A. Thompson Living Trust, dated March 10, 2000, and any amendments thereto</b>	<b>NANCY A. THOMPSON and JAMES N. THOMPSON, Trustees of the Thompson Living Trust or their successors in Trust, under the Thompson Living Trust dated March 10, 2000, and any amendments thereto</b>
<b>1153 Harley Circle The Villages, FL 32162</b>	<b>1153 Harley Circle The Villages, FL 32162</b>

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 Transylvania County, North Carolina and more particularly described as follows:  
All their right, title, and interest in the following described property:

**SEE EXHIBIT "A" and "B" ATTACHED HERETO AND INCORPORATED HEREIN BY  
REFERENCE**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 687, page 288.

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:

Easements, restrictions and rights-of-way of record.

**IN WITNESS WHEREOF**, the Grantor has duly executed the foregoing as of the day and year first above written.

Nancy A. Thompson Living Trust,  
dated March 10, 2000, and any amendments thereto

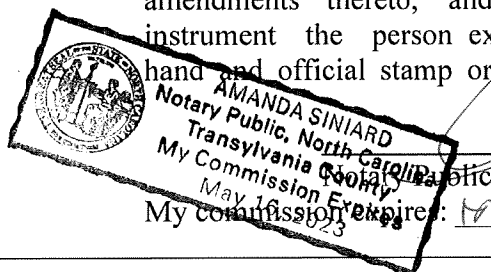
By: Nancy A. Thompson (SEAL)  
NANCY A. THOMPSON, Trustee

By: James N. Thompson (SEAL)  
JAMES N. THOMPSON, Trustee

SEAL-STAMP

**State of North Carolina, County of Transylvania**

I, a Notary Public of the aforesaid State and County, certify that  
**NANCY A. THOMPSON and JAMES N. THOMPSON**  
appeared before me and being personally known to me (or proved to  
me on the basis of satisfactory evidence) to be the individuals  
whose name is subscribed to the within instrument and  
acknowledged to me that they executed the same in their  
authorized capacity as Trustees of the Nancy A. Thompson Living  
Trust, dated March 10, 2000, and any amendments thereto, and any  
amendments thereto, and that by their signature on the  
instrument the person executed the instrument. Witness my  
hand and official stamp or seal, this 21 day of May, 2021.



Prepared by  
21-0576/DRC

**EXHIBIT "A"**

BEING all of Lot 22 Unit 32, Revised, of Connestee Falls Development as shown by a plat thereof recorded in Plat File 1, Slide 27, Records of Plats for Transylvania County, North Carolina.

Subject to the Declaration of Restrictive Covenants as recorded in Deed Book 189, page 443, Transylvania County Registry, as amended by Amendment to the Declaration of Restrictive Covenants recorded in Deed Book 190, page 437, Transylvania County Registry, and all other valid amendments thereto, including the revised, amended and restated Declaration recorded in Deed Book 289, page 107, Transylvania County Registry, as amended by Amendment to the Declaration of Restrictive Covenants recorded in Deed Book 230, page 340, Transylvania County Registry and the Second Restatement of Declaration of Restrictive Covenants for Connestee Falls and recorded in Deed Book 413, page 30, Records of Deeds for Transylvania County, and by supplemental Declarations of Restrictive Covenants of record in Transylvania County Registry.

Subject to a right-of-entry as set out in Deed Book 257, page 370, Transylvania County Registry.

This conveyance is made subject to the rights-of-way of all roads which may presently traverse the property, to all road rights-of-way which may presently appear of record, to the rights-of-way of all utility lines which may presently traverse the property and to all rights-of-way for public utilities which may presently appear of record.

No party dealing with the Trustee(s) in relation to the property in any manner whatsoever and without limiting the foregoing, no party to whom the property or any part thereof or any interest therein shall be conveyed, contracted to be sold, leased or mortgaged by the Trustee(s) shall be obliged (a) to see to the application of any such money, rent or money borrowed or to otherwise advanced on the property; (b) to inquire into the authority, necessity or expediency of any act of the Trustee(s); or (c) be privileged to inquire into any of the terms of the Trust Agreement.

## **Certificate of Trust Thompson Living Trust**

We, the undersigned Trustees, declare as follows:

1. The name of the trust is: Thompson Living Trust dated March 10, 2000. The trust may also be known as: James N. Thompson Living Trust dated March 10, 2000.
2. The trust currently exists.
3. The trust was originally executed on March 10, 2000 and restated on April 21, 2021.
4. The Grantors of the trust are James N. Thompson (also known as James Neal Thompson, Jr.) and Nancy A. Thompson.
5. The trust is revocable and amendable by the Grantors acting jointly.
6. The trust has not been revoked, modified, or amended in any manner that would cause the representations contained in this Certificate of Trust to be incorrect.
7. The currently acting Trustees of the trust are:

James N. Thompson  
1153 Harley Circle, The Villages, FL 32162

Nancy A. Thompson  
1153 Harley Circle, The Villages, FL 32162

8. Either Trustee, acting alone, may conduct business on behalf of the trust.
9. Assets held in the trust may be titled in any manner that identifies the Trustees and the name and date of the trust, for example:

James N. Thompson and Nancy A. Thompson, Trustees of the Thompson  
Living Trust dated March 10, 2000, and any amendments thereto.

10. The powers of the Trustees include the power to acquire, sell, assign, convey, pledge, encumber, lease, borrow, manage, and deal with real and personal property interests of all kinds, including accounts at financial institutions.
11. Excerpts from the trust agreement that establish the trust, designate the Trustees, and set forth the powers of the Trustees will be provided upon request.
12. The trust agreement provides that a third party may rely on this Certificate of Trust in lieu of a copy of the trust agreement. It further exonerates third parties from any liability for acts or omissions in reliance on this Certificate of Trust, and for the application that the Trustees make of funds or other property delivered to the Trustees.

The statements made above are accurate and the trust has not been revoked or amended in any way that would cause the representations in this Certificate of Trust to be incorrect. All currently acting Trustees of the trust are identified above and are signatories to this Certificate of Trust.

Thompson Living Trust, dated March 10, 2000,  
amended and restated as of April 21st, 2021

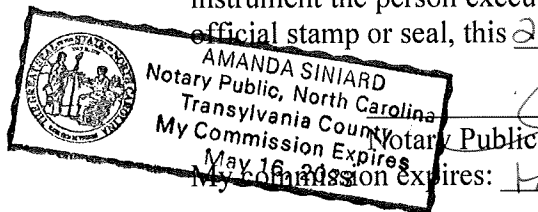
By: Nancy A. Thompson (SEAL)  
NANCY A. THOMPSON, Trustee

By: James N. Thompson (SEAL)  
JAMES N. THOMPSON, Trustee

SEAL-STAMP

State of North Carolina, County of Transylvania

I, a Notary Public of the aforesaid State and County, certify that  
**NANCY A. THOMPSON and JAMES N. THOMPSON** appeared  
before me and being personally known to me (or proved to me on the  
basis of satisfactory evidence) to be the individuals whose name is  
subscribed to the within instrument and acknowledged to me that they  
executed the same in their authorized capacity as Trustees of  
the Thompson Living Trust, dated March 10, 2000, amended and  
restated as of April 21st, 2021, and that by their signature on the  
instrument the person executed the instrument. Witness my hand and  
official stamp or seal, this 26 day of May, 2021.



My Commission Expires: May 16, 2023