



**2020004433**

TRANSYLVANIA CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXTX  
**\$780.00**

PRESENTED & RECORDED  
08-07-2020 04:20:58 PM

CINDY M OWNBEY  
REGISTER OF DEEDS

BY: KARIN SMITH  
DEPUTY REGISTER OF DEEDS

**BK: DOC 933**

**PG: 596-599**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 780.00

Parcel Identifier No. 8523-35-2673-000;8523-35-3708-000;8523-35-0620-000 Verified by Transylvania County on the 7 day of Aug, 2020.

By: TG

Mail/Box to:

**Donald E. Jordan, Attorney, 4 W. Main St. Suite 5, Brevard, NC 28712**

This instrument was prepared by:

**Shelton Jones, Attorney, Straus Park, 5 Park Place East Suite 201, Brevard, NC 28712 (WITHOUT TITLE EXAM)**

Brief description for the Index: Lot 6 and Lot 7 of Section 6 & a portion of Lot 9 Block A of Indian Lake Estates

THIS DEED made this 0 day of August, 2020, by and between

**GRANTOR**

**Richard A. Earl and wife,  
Janet Lazear-Earl  
58 Rainbows End  
Lake Toxaway, NC 28747**

**GRANTEE**

**Carl Hanks and wife,  
Jeneice Hanks  
407 Linden Ln.  
Brielle, NJ 08730**

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 \_\_\_\_\_, **Hogback Township, Transylvania County, North Carolina** and more particularly described as follows:

**See Exhibit "A" attached hereto and made a part hereof by reference.**

**This property does (X) or does not ( ) include the primary residence of the Grantor.**

The property hereinabove described was acquired by Grantor by instrument recorded in **Document Book 802, Page 233.**

A map showing the above described property is recorded in **Plat Book 5, Page 67 and Plat Book 3, Page 52.**

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.

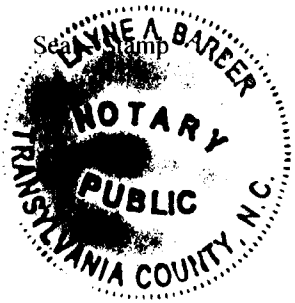
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and fee and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

This conveyance is made subject to easements and rights of way of record, to any recorded restrictions and covenants, and to real property taxes for the current year.

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

Richard A. Earl (SEAL)

Janet Lazear Earl (SEAL)



State of NC County of Transylvania

I, the undersigned Notary Public of the County and State aforesaid, certify that **Richard A. Earl and wife, Janet Lazear-Earl** 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 9 day of **August, 2020**.

My Commission Expires: 12/9/20 Layne A. Barber  
Notary Public

## EXHIBIT "A"

TRACT I:

**Being all of Lot No. 7 of Section 6 of Indian Lake Estates Subdivision of the Indian Lake Company as shown on a plat thereof recorded in Plat Book 5, page 67, Records of Plats for Transylvania County in the Office of the Register of Deeds for Transylvania County.**

**This conveyance is made subject to all easements and restrictions shown on the plat hereinabove referred to and to restrictive and protective covenants and easements appearing of record in Book 203, page 435, Records of Deeds for Transylvania County.**

## TRACT II:

**Being all of the same land described in a deed from Indian Lake Co., to Sherman E. Seaborn and wife, Martha R. Seaborn, dated February 19, 1987, and recorded in Book 292, page 560, Records of Deeds for Transylvania County, said land being more particularly described in said deed as follows:**

**BEGINNING at an iron rod set in the line of Lot 7 of Indian Lake Estates as per plat thereof in Plat Book 5, Page 67 in the Office of the Register of Deeds of Transylvania County, said iron rod set the following two (2) calls from the northwest corner of Lot 7, Section 6 of Indian Lake Estates: South 20 deg. 31 min. East 42.48 feet; South 32 deg. 19 min. west 12 feet; thence running from the iron and the point of beginning and with the line of Lot 7 of Indian Lake Estates as per plat thereof in Plat Book 5 Page 67 South 32 deg. 19 min. 00 sec. West 43.67 feet to an iron rod set: thence continuing with the line of Lot 7, South 32 deg. 19 min. 00 sec. West 13.40 feet to a point in the margin of Indian Lake Road, said point being a common corner of the property this day conveyed to Vernon Ray Myers and wife, Deborah W. Myers; thence from that point and with the line of property this day conveyed to Myers the following three (3) calls: North 41 deg. 38 min. 06 sec. West 11.57 feet to an iron rod; thence North 41 deg. 38 min. 06 sec. West 33.16 feet to an iron rod; thence North 41 deg. 38 min. 06 sec. West 47.04 feet to a point; thence North 53 deg. 15 min. 43 sec. East 67.48 feet; thence South 40 deg. 54 min. 13 sec. East 66.92 feet to a point at or near the high water line of Indian Lake; thence with the line of Lot 7 South 32 deg. 19 min. 00 sec. West 12 feet to the point and place of BEGINNING.**

**Being a portion of Lot 9, Block A of Indian Lake Estates as per plat thereof in Plat Book 3, Page 52 of the Transylvania County Registry and as surveyed and platted by E. Roger Raxter, RLS 10/31/86**

**This conveyance is made subject to all rights of way, easements and restrictions appurtenant to the subject premises.**

EXHIBIT "A" CONTINUED

TRACT III

**Being all of Lot 6 Section 6 of Indian Lake Estates Subdivision of property of Indian Lake Company as shown by plat thereof recorded in Plat Book 5, Page 67, Records of Plats for Transylvania County, in the office of the Register of Deeds for Transylvania County, North Carolina.**

**This conveyance is made subject to restrictive and protective covenants of record in Deed Book 203, Page 435, Records of Deeds for Transylvania County, North Carolina, and to all easements and restrictions shown on the plat hereinabove referred to.**