

BK 2247 PG 936 - 938



Sep - 16 2019 Sep - 16 2019 BH

Rev.: \$761.00; not primary residence Complete/improved Parcel ID 7581-89-6550

This instrument prepared by: Erin J. Moorman, Attorney at Law
J. Edwin Henson, PLLC
P. O. Box 386
Cashiers, NC 28717

Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

WARRANTY DEED

THIS WARRANTY DEED is made this 16th day of September, 2019, by and between **JOHN H. SAKVLEM, JR. AND BETTY GENE SKAVLEM, TRUSTEES OF THE JOHN H. SKAVLEM, JR. AND BETTY GENE SKAVLEM REVOCABLE REAL ESTATE TRUST AGREEMENT DATED 2/27/17 of PO Box 1387, Cashiers, NC 28717** (hereinafter referred to as the "GRANTOR") and **PATRICK J. SULLIVAN and wife, RUTH L. SULLIVAN of 1387 Headquarters Plantation Drive, Johns Island, SC 29455** (hereinafter referred to as the "GRANTEE"). 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 said GRANTOR, for good and valuable consideration paid by the GRANTEE, the receipt of which is hereby acknowledged, has and by these presents does hereby give, grant, bargain, sell, and convey unto said GRANTEE in fee simple, all of that certain lot, parcel, or tract of land situate, lying, and being in Cashiers Township, Jackson County, North Carolina, and more particularly described as follows:

Being all of that Lot 9, Section D, Golf Club Estates, as shown on a plat thereof recorded in Plat Cabinet 23, Slide 391, Jackson County Registry, to which reference is specifically made.

Subject to the restrictive covenants contained in the deed recorded in Book 225, Page 116, and Book 956, Page 55, and Book 994, Page 391 Jackson County Registry, to which reference is specifically made.

Together with and subject to that certain waiver recorded in Book 936, Page 482, Jackson County Registry, to which reference is specifically made.

Being the same lands and premises described in the deed to the GRANTOR herein recorded in Deed Book 2184 at Page 1827 of the Jackson County Registry, to which reference is specifically made.

TO HAVE AND TO HOLD the above-described lands and premises and all privileges and appurtenances thereto belonging, or in any wise appertaining, unto the GRANTEE in fee simple.

AND the said GRANTOR covenants to and with the GRANTEE, that GRANTOR is seized of the premises in fee simple, has the right to convey the same in fee simple, and that title is marketable and free and clear of all encumbrances, except as set forth above, and that GRANTOR will warrant and defend the title against the lawful claims of all persons whomsoever, except for the exceptions hereinafter stated.

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hand and seal.

John H. Skavlem, Jr. (SEAL)
John H. Skavlem, Jr. Trustee of the John H. Skavlem,
Jr. and Betty Gene Skavlem Revocable Real Estate
Trust Agreement dated 2/27/17

Betty Gene Skavlem (SEAL)
Betty Gene Skavlem, Trustee of the John H. Skavlem,
Jr. and Betty Gene Skavlem Revocable Real Estate
Trust Agreement dated 2/27/17

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: John H. Skavlem, Jr. and Betty Gene Skavlem, Trustee's of the John H. Skavlem, Jr. and Betty Gene Skavlem Revocable Real Estate Trust Agreement dated 2/27/17

Date: 9/13/2019

Linda D. Clifton
Transylvania County, North Carolina
Notary Public
My Commission Expires 02/3/2024

(Official Seal)

Linda D. Clifton
Official Signature of Notary

LINDA D. CLIFTON
Notary's printed or typed name

My Commission Expires: 02/3/2024