



2019005701

TRANSYLVANIA CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$364.00

PRESENTED & RECORDED:
10-30-2019 11:46:43 AM

CINDY M OWNBEY
REGISTER OF DEEDS

BY: BETH C LANDRETH
ASSISTANT

BK: DOC 899

PG: 202-204

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 364.00

Parcel Identifier No. 8585-35-1540-000 Verified by Transylvania County on the 30 day of October, 2019
By: RS

Mail/Box to: The Neumann Law Firm, PLLC, 9 Park Place West, Ste 102, Brevard, NC 28712

This instrument was prepared by: The Neumann Law Firm, PLLC, 9 Park Place West, Ste 102, Brevard, NC 28712

Brief description for the Index: LOT 0.62 Acres Forest Hills Drive,

THIS DEED made this 30th day of October, 2019, by and between

GRANTOR
LUCINDA JOAN CHURCHILL, a single woman and
DAVID EDWARD CHURCHILL, a single man

5646 Woodland Drive
Douglasville, GA 30135

GRANTEE
RICHARD E. LIBBY, JR. and wife,
LESLIE S. LIBBY
560 BUENA VISTA DRIVE
BREVARD, NC 28712

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, parcel of land or condominium unit situated in the City of _____, Brevard 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 Book 105 page 289.

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

A map showing the above described property is recorded in Plat Book 12 page 742.

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.

Lucinda Joan Churchill (SEAL)
Print/Type Name: LUCINDA JOAN CHURCHILL

David Edward Churchill (SEAL)
Print/Type Name: DAVID EDWARD CHURCHILL

State of Georgia - County or City of Atlanta

I, the undersigned Notary Public of the County or City of Coweta and State aforesaid, certify that LUCINDA JOAN CHURCHILL 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

23 14th day of October, 2019
SBB

My Commission Expires: March 7th, 2020
(Affix Seal)

Steven Bone Notary Public
Notary's Printed or Typed Name

State of Georgia - County or City of Atlanta

I, the undersigned Notary Public of the County or City of Coweta and State aforesaid, certify that DAVID EDWARD CHURCHILL & Lucinda Joan Churchill 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

23 14th day of October, 2019
SBB

My Commission Expires: March 7th, 2020
(Affix Seal)

Steven Bone Notary Public
Notary's Printed or Typed Name

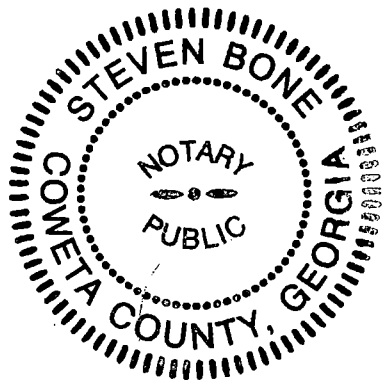


EXHIBIT "A"

BEING all of that 0.672 acre parcel of property as shown on a survey titled "Richard Libby and wife, Leslie Libby" prepared and platted by Kevin D. Goldsmith, PLS and recorded in Plat File 19, Slide 328, Transylvania County Registry.

This conveyance is made subject to all roads 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 to all rights of way for public utilities which may presently appear of record.