

**2021000946**

TRANSYLVANIA COUNTY NC FEE \$26.00

STATE OF NC REAL ESTATE EXT X

**\$168.00**

PRESENTED & RECORDED

02/04/2021 04:30:11 PM

**CINDY M OWNBEY**

REGISTER OF DEEDS

BY: D REE MCCALL

DEPUTY REGISTER OF DEEDS

**BK: DOC 964**

**PG: 644 - 646**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 168.00

Parcel Identifier No. 8586-83-7771-000 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: The Neumann Law Firm, PLLC, 9 Park Place W, Ste 102, Brevard, NC 28712 / (20-1372)

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

Brief description for the Index: L15 HILLCREST AVE, BREVARD, NC 28712

THIS DEED made this 3rd day of February, 2021, by and between

GRANTOR	GRANTEE
<p>Teresa M. Sullivan, unmarried</p> <p>6136 Valley Station Drive Hoover, AL 35124</p>	<p>Aaron E. Hamilton, unmarried</p> <p>John S. Magruder and Renee L. Magruder, Husband and wife</p> <p>PO Box 142, Penrose, NC 28766</p>

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 909 page 355. 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                      page                     .

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,

\_\_\_\_\_  
(Entity Name)

Teresa M. Sullivan (SEAL)  
Print/Type Name: Teresa M. Sullivan

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

Print/Type Name & Title: \_\_\_\_\_

\_\_\_\_\_  
Print/Type Name: \_\_\_\_\_ (SEAL)

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

Print/Type Name & Title: \_\_\_\_\_

\_\_\_\_\_  
Print/Type Name: \_\_\_\_\_ (SEAL)

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

Print/Type Name & Title: \_\_\_\_\_

\_\_\_\_\_  
Print/Type Name: \_\_\_\_\_ (SEAL)

State of \_\_\_\_\_ - County or City of \_\_\_\_\_

I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that Teresa M. Sullivan, unmarried 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 3rd day of February, 2021.

My Commission Expires: \_\_\_\_\_  
(Affix Seal)

\_\_\_\_\_  
Notary Public  
Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_

I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
(Affix Seal)

\_\_\_\_\_  
Notary Public  
Notary's Printed or Typed Name

State of ALABAMA - County or City of Shelby

I, the undersigned Notary Public of the County or City of Shelby and State aforesaid, certify that Teresa M. Sullivan personally came before me this day and acknowledged ~~that~~ he is the \_\_\_\_\_ of \_\_\_\_\_ a North Carolina or \_\_\_\_\_ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, she signed the foregoing instrument for the purposes therein expressed ~~in its name or its behalf as its act and deed~~. Witness my hand and Notarial stamp or seal, this 3rd day of February, 2021.

My Commission Expires: 8/27/24  
(Affix Seal)

Celeste Camille Furr  
Notary Public  
Notary's Printed or Typed Name

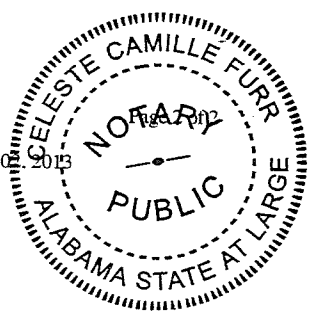


EXHIBIT A

BEING ALL of Lot 2 more particularly described on a plat dated April 5, 1999, prepared by Clarence A. Jenkins, R.L.S. and recorded in File 8 at Slide 140, record of Plat for Transylvania County, North Carolina, said plat is herein incorporated for greater particularity of description

And being all that property described in deed recorded in Book 833, at Page 731, of Transylvania County, NC Register's Office.