



2014004264

TRANSYLVANIA CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$462.00

PRESENTED & RECORDED:
10-08-2014 11:42:33 AM

CINDY M OWNBEY
REGISTER OF DEEDS
BY: KARIN SMITH
DEPUTY REGISTER OF DEEDS

BK: DOC 705
PG: 238-240

PREPARED BY: Matheson Law Firm, P.A.
RETURN TO: 9013 Perimeter Woods Dr. Suite I
Charlotte, NC 28216

EXCISE TAX: \$462.00

PARCEL ID# 8575913277000

NORTH CAROLINA

GENERAL WARRANTY DEED

TRANSYLVANIA COUNTY

YDW Oct 8, 2014

This deed made this 3 day of October 2014 by and between

Terra Reid Cox and husband, Mathew A Cox
Address: 15615 Holbein Drive
Colorado Springs CO 80921
hereinafter referred to as "Grantor" and

Jannit B Read
Address: 9 Caitlynn Circle
Hattiesburg, MS 39402
hereinafter referred to as "Grantee."

The designation "Grantor" and "Grantee" as used herein shall include said parties, their heirs, personal representatives, successors and assigns and shall include the singular, plural, masculine, feminine or neuter as required by the context.

The property does not constitute the principal residence of the Grantor.
This instrument prepared by Douglas P Matheson, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney/settlement agent to the county tax collector upon disbursement of closing proceeds.

WITNESSETH, that the Grantor, for \$10.00 and other 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 Catheys Creek Township, Transylvania County, North Carolina and more particularly described as follows:

BEGINNING at an iron pin located in the north margin of the cul-de-sac for Kingfisher Road, the southwest corner of Lot 311, Section C of Illahee Hills Subdivision as recorded in Map File 1, Slide 73-A, Records of Transylvania County and runs thence with the line dividing the property herein conveyed and Lot 311, North 9 deg. East 323.16 feet to an iron pin; thence a new line South 82 deg. 06 min. West 193.99 feet to an iron pin, said iron pin being located South 32 deg. 26 min. East 1 foot from the northeast corner of Lot 313, Section C; thence with the line dividing the property herein conveyed and Lot 313 as follows: South 32 deg. 26 min. East 37.25 feet to an iron pin; South 19 deg. 54 min. East 39.49 feet to an iron pin; South 21 deg. 22 min. West 149.38 feet to an iron pin; South 17 deg. 21 min. West (crossing an iron pin at 164.69 feet) 174.89 feet to a point located in the north margin of Kingfisher Road, a corner of Lot 313; thence with the north margin of said Kingfisher Road North 84 deg. 11 min. East 124.17 feet to an iron pin and North 55 deg. 37 min. East 39.36 feet to a point located in the margin of the Cul-de-sac for Kingfisher Road; thence with the margin of said cul-de-sac on a radius of fifty feet in a northeasterly direction, a distance of 84.23 feet to the BEGINNING, being the major portion of Lot 312, Section C of Illahee Hills Subdivision, plat of which said subdivision is recorded in Map File 1, Slide 73-A, Records of Transylvania County. This conveyance is made subject to all matters shown on the recorded plat hereinabove referred to and to restrictive and protective covenants and easements which appear of record in Book 220, page 325, Records of Deeds for Transylvania County.

Property Address: 167 Kingfisher Rd Brevard NC 28712.

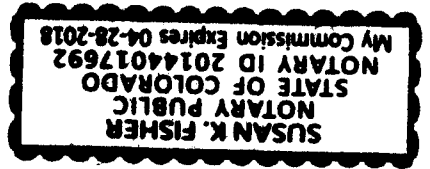
The property was acquired by the Grantor herein in Deed Book 511, Page 765 of the Transylvania County Registry.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to the said 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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

Current year's ad valorem taxes.

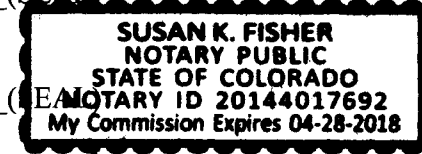
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.



Terra Reid Cox
Terra Reid Cox

(SEAL)

Mathew A Cox
Mathew A Cox



State of Colorado

County of El Paso

I, Susan K. Fisher, a Notary Public for said County and State, do hereby certify that Terra Reid Cox and Mathew A Cox, personally came before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal, this the 3 day of October, 2014.

Susan K. Fisher
Notary Public

My Commission Expires: 4/28/18