



2014005677

TRANSYLVANIA CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$260.00

PRESENTED & RECORDED  
12-29-2014 04:17:32 PM

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

BK: DOC 713  
PG: 201-205

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$260.00

Parcel Identifier No. \_\_\_\_\_ Verified by Ke County on the 29 day of Dec, 2014  
By: \_\_\_\_\_

Mail/Box to: Ramsey & Pratt, P.A., 35 North Gaston Street, Brevard, NC 28712

This instrument was prepared by: MICHAEL K. PRATT - No Title Search Performed by Preparer

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 25th day of November, 2014, by and between

GRANTOR	GRANTEE
RANDALL S. PIERSON, Trustee of the Charles Kenneth Pierson Special Needs Trust u/a/d November 9, 2006	ABBI MICHELLE BAGWELL
49 Willington Drive Jackson, TN 38305	624 Maple Street 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 or parcel of land situated in the City of n/a, Brevard Township, Transylvania County, North Carolina and more particularly described as follows:

BEING ALL OF THE SAME LAND DESCRIBED ON THE PAGE WHICH IS ATTACHED HERETO, DESIGNATED AS EXHIBIT "A" AND INCORPORATED HEREIN BY REFERENCE.

All or a portion of the property herein conveyed X includes or     does not include the primary residence of the Grantor. The property hereinabove described was acquired by Grantor by instrument recorded in Book     page    . A map showing the above described property is recorded in Plat File     Slide    .

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.

Randall S. Pierson (SEAL)  
RANDALL S. PIERSON, Trustee of the Charles Kenneth Pierson Special Needs Trust u/a/d November 9, 2006

State of Tennessee - County of Madison

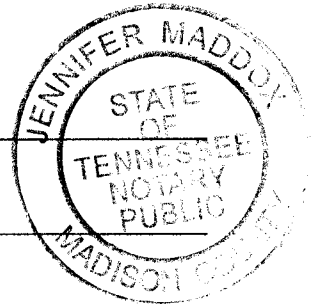
I, the undersigned Notary Public of the State and County aforesaid, certify that RANDALL S. PIERSON, Trustee of the Charles Kenneth Pierson Special Needs Trust u/a/d November 9, 2006, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 11 day of December, 2014.

Jennifer Maddox  
Signature of Notary Public

My commission expires: 11-20-18

Jennifer Maddox  
Printed or typed name of Notary Public



**EXHIBIT "A" TO A DEED FROM RANDALL S. PIERSON, TRUSTEE OF THE CHARLES KENNETH PIERSON SPECIAL NEEDS TRUST U/A/D NOVEMBER 9, 2006, TO ABBI MICHELLE BAGWELL**

Being all of the same land described in a deed dated October 20, 2006, and recorded in the office of the Register of Deeds for Transylvania County in Document Book 378, page 745, from Charles H. Pierson (Widower) to Randall S. Pierson, Trustee of the Charles Kenneth Pierson Special Needs Trust u/a/d November 9, 2006.

The authority of Randall S. Pierson as Trustee to make this conveyance is set out in the Certificate of Trust which is attached hereto, designated as Exhibit "B" and incorporated herein by reference.

There is also conveyed hereby and herewith the following items of personal property which are currently located in the house which is situated on the land hereinabove described: dishwasher, microwave, oven/range and refrigerator.

**EXHIBIT "B" TO A DEED FROM RANDALL S. PIERSON, TRUSTEE OF THE CHARLES KENNETH PIERSON SPECIAL NEEDS TRUST U/A/D NOVEMBER 9, 2006, TO ABBI MICHELLE BAGWELL**

STATE OF NORTH CAROLINA  
COUNTY OF TRANSYLVANIA

CERTIFICATE OF TRUST

Pursuant to the North Carolina General Statutes Section 36C-10-1013 and similar applicable laws of this and any other applicable jurisdictions, RANDALL S. PIERSON, Trustee under the agreement referenced herein, does hereby make the following representations and assurances:

1. A trust agreement as referred to herein and hereinafter known as Trust Declaration, Trust Agreement or Trust was executed on the following date: November 9, 2006.

2. The identity of the Settlor or Declarant under the Trust Agreement is: CHARLES H. PIERSON

3. The current Trustee and address of the Trustee is: RANDALL S. PIERSON, 49 Willington Dr., Jackson, TN 38305.

4. The powers of the Trustee under the Trust Agreement include the power to transfer title to, grant rights in and convey in fee simple or otherwise any property which may be held, free of all trust.

5. The Trust Agreement is irrevocable to Grantor.

6. The original Trustee received title to the Trust property by general warranty deed recorded on November 9, 2006, in the office of the Register of Deeds for Transylvania County, North Carolina, in Document Book 378, Page 745.

7. The Trust Declaration has not been revoked, modified, or amended in any manner that would cause the representations made herein to be incorrect.

This the 14<sup>th</sup> day of December, 2014.

Randall S. Pierson (SEAL)

RANDALL S. PIERSON, Trustee of the Charles  
Kenneth Pierson Special Needs Trust u/a/d  
November 9, 2006

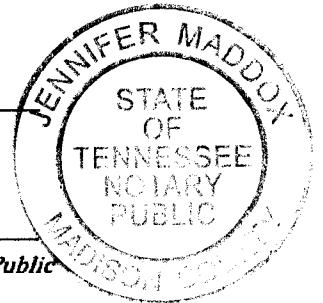
STATE OF TENNESSEE, COUNTY OF Madison

I, the undersigned Notary Public of the County and State aforesaid, certify that RANDALL S. PIERSON, Trustee of the Charles Kenneth Pierson Special Needs Trust u/a/d November 9, 2006, 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 Seal, this the 11 day of December, 2014.

Jennifer Maddox  
*Signature of Notary Public*

Jennifer Maddox  
*Printed or typed name of Notary Public*



My commission expires: 11-20-18