



**2021002792**

TRANSYLVANIA CO, NC FEE \$26.00

**NO TAXABLE CONSIDERATION**

PRESENTED & RECORDED:

04-09-2021 11:27:06 AM

CINDY M OWNBEY

REGISTER OF DEEDS

BY: CINDY M OWNBEY

REGISTER

**BK: DOC 976**

**PG: 361-363**

**Stamps: \$0.00**

**Parcel No: 8586501850301**

**Drawn By: Cranford, Buckley, Schultze, Tomchin, Allen & Buie, P.A.**

**The attorney or attorneys preparing this instrument have made no record search or title examination of the property herein described and make no representation whatsoever concerning the legal title to the property.**

**Mail To: Grantee**

**Brief description for the Index: Unit 301, 23 S. Broad Street, Brevard, NC 28712**

**NORTH CAROLINA NON WARRANTY DEED**

THIS DEED is made this 8<sup>th</sup> day of April, 2021, by and between:

**GRANTOR**

**GRANTEE**

CAROL W. HOLMES, unmarried /

CAROL W. HOLMES, Trustee of the  
CAROL W. HOLMES Living Trust dated  
August 11, 2020, and any amendments thereto

**Property Address:**

23 South Broad Street, Unit 301

Brevard, NC 28712

**Mailing Address:**

3504 Kingsmeade Court

Charlotte, NC 28226

The designation Grantor and Grantee as used herein shall include said parties, and their 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 Brevard, Transylvania County, North Carolina, and more particularly described as follows:

See Exhibit "A" attached hereto and made a part hereof.

The property hereinabove described was acquired by Carol W. Holmes by instrument recorded in Deed Book 850, Page 732 in the Transylvania County Public Registry.

**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.

All or a portion of the property herein conveyed does not include the primary residence of the Grantor. Grantor makes no warranty, express or implied, as to the title to the property hereinabove described.

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

Carol W Holmes (SEAL)  
Carol W. Holmes

STATE OF NORTH CAROLINA

NOTARY AFFIDAVIT

COUNTY OF MECKLENBURG

I, Kimberly H. Huffman, a Notary Public of the County <sup>of Gaston</sup> and State aforesaid, certify that Carol W. Holmes personally appeared before me this day and acknowledged the execution of the foregoing instrument.

WITNESS my hand and official stamp or seal, this the 8<sup>th</sup> day of April, 2021.

Kimberly H Huffman  
Notary Public

My commission expires: 11-18 2022

(Notarial Seal)

Kimberly H. Huffman  
Notary Public  
Gaston County, North Carolina

EXHIBIT "A"

Condo Unit 301 of the Aethelwold Condominiums, as described in the survey prepared by Carolina Mountain Surveying recorded at Plat File 17, Slide 26-31 updated at Plat File 18, Slide 151-152, and revised in Plat File 18, Slide 228, Transylvania County Registry. As further described in, and subject to, the Declaration of Condominium for Aethelwold Condominium, recorded in Book 691, Page 49, of the Transylvania County Register of Deeds, as amended and restated in the Second Amended and Restated Declaration of Condominium of Aethelwold Condominium recorded in Book 794, Page 293, Transylvania County Registry, Brevard, NC, and as amended from time to time, together with a 06.52% undivided interest in the Common Elements.

Less the Air Rights described in the Air Rights Deed from Aethelwold Development, LLC and others, recorded in Book 794, Page 318, Transylvania County Registry.

Together with the easement and right of way described in the Driveway Easement to Aethelwold Development, LLC, recorded in Book 794, Page 316, Transylvania County Registry.