



2018006603

TRANSYLVANIA CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

12-31-2018 01:53:40 PM

CINDY M OWNBEY
REGISTER OF DEEDS

BY: BETH C LANDRETH
ASSISTANT

BK: DOC 866

PG: 517-519

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: -0-

Return after recording to: Donald E. Jordan

Brief description for the Index: 3 acres, Spencer Mull Road

This Deed was prepared by: Donald E. Jordan, Attorney at Law

12/31/18

This property does not include the primary residence of Grantor

CGL

This DEED is made this 5th day of December, 2018, by and between:

GRANTOR: **REBECCA BELL BOYD,**
joined by her husband, **Clifford S. Boyd**
Grantor's Address: 3711 Norwich Avenue, Eugene, OR 97408

GRANTEE: **REBECCA B. BOYD and CLIFFORD S. BOYD,**
Co-Trustees of the Boyd Living Trust dated Sept. 18, 2018
Grantee's Address: 3711 Norwich Avenue, Eugene, OR 97408

The designation Grantor and Grantee in this Deed shall include the parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

The Grantor, for a valuable consideration paid by the Grantee (the receipt of which is acknowledged) grants, bargains, sells and conveys to the Grantee in fee simple, all of the lot or parcel of land located in the Little River Township, Transylvania County, North Carolina, and as is described in the attached Exhibit "A." This is all of the same property acquired by the Orrs by Deed recorded in Deed Book 133, Page 314, Transylvania County Registry. This conveyance is made subject to easements and rights of way of record, to any covenants of record, and to real property taxes for the current year.

THIS CONVEYANCE IS MADE FOR THE GRANTEE TO HAVE AND TO HOLD the Property and all privileges and appurtenances belonging to the Property in fee simple.

The Grantor covenants with the Grantee that Grantor is seized of the Property 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, subject only to the stated exceptions.

Grantor is signing this Deed as of the date specified above.

Rebecca Bell Boyd
Rebecca Bell Boyd

Clifford S. Boyd
Clifford S. Boyd

STATE OF OREGON
COUNTY OF LANE

I, ERIN LONG, a Notary Public of the specified County and State, certify that Rebecca Bell Boyd and Clifford S. Boyd personally appeared before me this day and acknowledged the voluntary execution of this Deed.

Witness my signature and official stamp or seal, this 17th day of December, 2018.

My commission expires: 5/8/22

[Signature]
Notary Public

[Notary Stamp or Seal Here]



EXHIBIT A - LEGAL DESCRIPTION

BEGINNING AT a stake in a branch at Amos McCall's Northeast corner, and runs thence with a fence, S 30 deg W 421 ft to a stake; thence N 83 deg 30 min E 543 ft to a stake at Hamilton's line; thence with Hamilton and McCall line, N 37 deg W 381 ft to a service on the bank of a branch; thence with the branch, N 77 deg W 132 ft to the BEGINNING, containing 3 acres, more or less.

The above description is made in accordance with survey and plat made by T. N. Davis, RLS.

Being the same property described in a deed from Beassie McCall, widow, to Ralph McCall and wife, Floried McCall, dated May 18, 1954, and recorded in Book 113, Page 19, Records of Deeds for Transylvania County, North Carolina.

This property was left to the Grantor in the Will of Helen N. Orr, as was admitted to probate in file number 09-E-203, Transylvania County Superior Court.

The tax parcel number assigned to this property is 9516-74-4560