

**2017003084**TRANSYLVANIA CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX**\$586.00**

PRESENTED & RECORDED:

06-16-2017 12:19:08 PM

CINDY M OWNBEY
REGISTER OF DEEDSBY: BETH C LANDRETH
ASSISTANT**BK: DOC 807****PG: 625-627****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$586.

Parcel Identifier No. 8585-79-1735-000 Verified by Om County on the 16 day of June, 2017
By: _____Mail/Box to: Ramsey & Pratt, 35 N. Gaston St., Brevard, NC 28712This instrument was prepared by: David C. Neumann, Attorney at Law (17-609)Brief description for the Index: 132 Lake View Ave., Brevard, NC 28712THIS DEED made this 6th day of June 2017, by and between

GRANTOR

Octavia M. Thomas, unmarried, only heir of
Marjorie Micuda
See Estate File #15-E-108596 Auburn Rd.
Waynesville NC 28786

GRANTEE

Benjamin M. Browning and wife,
Meighan C. Browning132 Lakeview Ave.
Brevard NC 28712

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 Brevard, 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 Deed Book 438, page 780.
All or a portion of the property herein conveyed includes or X does not include the primary residence of Grantor.

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.

Octavia M. Thomas (SEAL)

Octavia M. Thomas, unmarried,
only heir of Marjorie Micuda

By: _____ (SEAL)

By: _____ (SEAL)

Title: _____

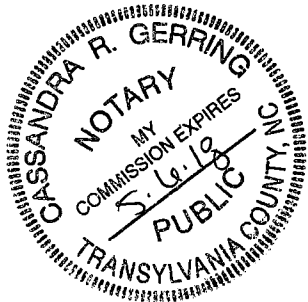
By: _____ (SEAL)

Title: _____

STATE OF North Carolina
COUNTY OF Transylvania

I, Cassandra R. Gerring, a Notary Public of the County and State aforesaid, certify that Octavia M. Thomas, unmarried, only heir of Marjorie Micuda personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 15th day of June, 2017.

Cassandra R. Gerring
Notary Public
Cassandra R. Gerring
Print or Typed Notary Public
My Commission Expires: 5.6.18



Prepared by: **The Neumann Law Firm, PLLC**
 David C. Neumann 17-609

EXHIBIT "A"

Beginning on an existing iron pipe located in the southern margin of Lakeview Drive, the common corner of the property of Richard L. Worley and wife, Martha Jo Worley as recorded in Deed Book 295, Page 352 of the Transylvania County Registry and the property of Baglio as recorded in Deed Book 306, page 174, Transylvania County Registry and running thence with the Southern and Western margins of Lakeview Drive, the following two calls: North 42 deg. 29 min. 40 sec. West 51.83 feet being on a curve having a radius of 90.29 feet and a total distance of 52.57 feet to a point and North 26 deg. 49 min. 00 sec. West 23 feet to an existing iron pipe, the common corner of Worley and the property of Welch as recorded in Deed Book 312, page 433, Transylvania County Registry, thence the Southeast line of Welch, South 29 deg. 55 min. 00 sec West. 114.76 feet to an existing iron pipe, the common corner of Worley, Welch the property of Wilson as recorded in Deed Book 217, page 778 of the Transylvania County Registry and the property of Budzinski as recorded in Deed Book 329, page 77 Transylvania County Registry; thence with the Northeast line of Budzinski, South 28 deg. 57 min. 20 sec. East 71.00 feet to an existing iron pipe in the Northwest line of the property of Harris as recorded in Deed Book 203, page 418 of the Transylvania County Registry; thence with the Northwest line of Harris and the Northwest line of Baglio, North 61 deg. 00 min. 00 sec. East Approximately 127 feet to an existing iron pipe, the point of BEGINNING. Being as surveyed by Clarence A. Jenkins, RLS in an unrecorded plat dated June 10, 1996 and being Tract II of the aforementioned property of Richard L. Worley and wife, Martha Jo Worley as recorded in Deed Book 295, page 352 Transylvania County Registry.