



2013004581

TRANSYLVANIA CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$140.00

PRESENTED & RECORDED  
08-19-2013 02:53:30 PM  
CINDY M OWNBEY  
REGISTER OF DEEDS  
BY: BETH C LANDRETH  
ASSISTANT

BK: DOC 667  
PG: 100-102

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 140.00

8-19-13 om

Parcel Identifier No. 8551-39-2161-000 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: N. Shelton Jones, 5 Park Place, Brevard, NC 28712

This instrument was prepared by: Brian P. Philips, P.A., 30 N. Country Club Road, Brevard, NC 28712

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

THIS DEED made this 19th day of August, 2013 by and between

**GRANTOR**  
SHAUN DODSON, Executor and Beneficiary of the  
Estate of Elijah Dodson, Deceased (File No:  
12-E-276) and wife, KANSAS DODSON and ELISHA  
DODSON and wife, BELINDA DODSON  
1031 Panther Gap Road  
Brevard, NC 28712

**GRANTEE**  
Peter Thorpe  
P.O. Box 2307  
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 \_\_\_\_\_, Eastatoc 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 Book por 356 page 465.

All or a portion of the property herein conveyed \_\_\_\_\_ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 10 page 332.

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.

\_\_\_\_\_  
 (Entity Name) Shaun Dodson (SEAL)  
 Print/Type Name: SHAUN DODSON,

By: \_\_\_\_\_  
Kansas Dodson (SEAL)  
 Print/Type Name & Title: \_\_\_\_\_  
 Print/Type Name: KANSAS DODSON

By: \_\_\_\_\_  
Elisha Dodson (SEAL)  
 Print/Type Name & Title: \_\_\_\_\_  
 Print/Type Name: ELISHA DODSON

By: \_\_\_\_\_  
Belinda Dodson (SEAL)  
 Print/Type Name & Title: \_\_\_\_\_  
 Print/Type Name: BELINDA DODSON

State of North Carolina - County or City of Transylvania

I, the undersigned Notary Public of the County or City of Transylvania and State aforesaid, certify that Shaun Dodson, Elisha Dodson & wife, Kansas Dodson, Elisha Dodson & wife, Belinda Dodson 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 12th day of August, 2013.

My Commission Expires: September 3, 2017  
(Affix Seal)

Sue A. Green  
Sue A. Green Notary Public  
Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_

I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ personally came before me this day and acknowledged that he is the \_\_\_\_\_ of \_\_\_\_\_, a North Carolina or \_\_\_\_\_ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
(Affix Seal)

\_\_\_\_\_  
Notary Public  
Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_

I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_

Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
(Affix Seal)

\_\_\_\_\_  
Notary Public  
Notary's Printed or Typed Name

EXHIBIT "A"

BEING all of Lot 3-C of Blue Ridge Estates as described on a plat of a survey prepared by Michael L. Petit, PLS, Drawing No. 03-68 and recorded in Plat File 10, Slide 332, Records of Plats for Transylvania County, North Carolina.

Subject to the rights-of-way of all roads which may presently traverse the property, to all road rights-of-way which may presently appear of record, to the rights-of-way of all utility lines which may presently traverse the property and to the rights of way for public utilities which may presently appear of record in the Transylvania County Registry.

TOGETHER with the right to use the existing gravel drive and its forty-five (45) foot wide right-of-way, as more particularly described and shown on the above referenced recorded survey and plat, together with others so legally entitle to use same, transportation of all types, for ingress, egress and regress, access to and from said tract conveyed and the public road (Old Toxaway Road, SR 1139) and SUBJECT to the obligation to pay their pro-rata share, based on usage, for maintenance of same.