



2017000860

TRANSYLVANIA CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX

\$330.00

PRESENTED & RECORDED

02-15-2017 12:41:24 PM

CINDY M OWNBEY
REGISTER OF DEEDS

BY D REE M POWELL
DEPUTY REGISTER OF DEEDS

BK: DOC 794

PG: 652-656

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: **\$330.00**

Parcel Identifier No. _____ Verified by gm County on the 15 day of Feb, 2017

By: _____

Mail/Box to:

Shelton Jones, Attorney, Straus Park, 5 Park Place E., Suite 201, Brevard, NC 28712

This instrument was prepared by:

Shelton Jones, Attorney, Straus Park, 5 Park Place E., Suite 201, Brevard, NC 28712

Brief description for the Index: Lot 45, Deer Track Subdivision

THIS DEED made this 25th day of January, 2017, by and between

GRANTOR

GRANTEE

LAURIE A. YEAGLEY, Executor and Individually, joined by her husband, DAVID M. YEAGLEY, GREGORY T. FENTON, joined by his wife, YASMIN T. ANSARI-FENTON and PETER E. FENTON, joined by his wife, ANGELA FENTON, Being all of the Beneficiaries of the Estate of BARBARA J. FENTON, Deceased (File No: 16-E-360)

303 North Nickelplate Street
Louisville, OH 44641

JEAN KRAFT OLDERMAN and husband, RUSSELL NAPIER OLDERMAN

999 Cherrywood Lane
Pisgah Forest, NC 28768

Enter in appropriate block for each party: name, 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 **Brevard**, **Brevard Township, Transylvania County**, North Carolina and more particularly described as follows:

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

This property does () or does not (X) include the primary residence of Grantor.

The property hereinabove described was acquired by Grantor by Will in File No: 16-E-360.

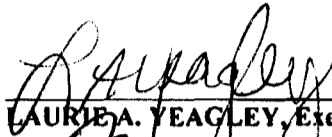
A map showing the above described property is recorded in **Plat File 3, Slide 104.**

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 fee 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:

This conveyance is made subject to easements and rights of way of record, to any recorded restrictions and covenants, and to real property taxes for the current year.

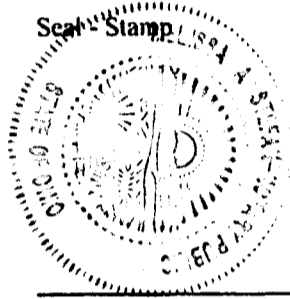
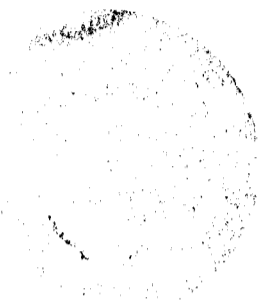
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.



LAURIE A. YEAGLEY, Executor and Individually (SEAL)



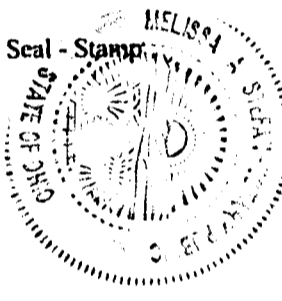
DAVID M. YEAGLEY (SEAL)



State of Ohio - County of Stark

I, the undersigned Notary Public of the County and State aforesaid, certify that LAURIE A. YEAGLEY, as Executor and Individually, 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 2nd day of February, 2017.

My Commission Expires: Sept 29, 2019 Melissa A Stefan
Notary Public



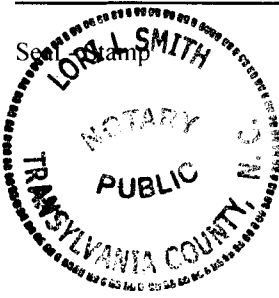
State of Ohio - County of Stark

I, the undersigned Notary Public of the County and State aforesaid, certify that DAVID M. YEAGLEY, 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 2nd day of February, 2017.

My Commission Expires: Sept 29, 2019 Melissa A Stefan
Notary Public

[Signature] (SEAL)
GREGORY T. FENTON

[Signature] (SEAL)
YASMIN T. ANSARI-FENTON

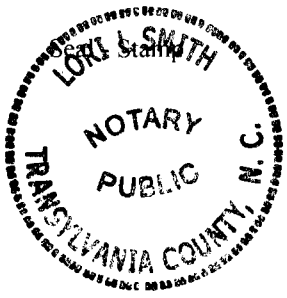


State of North Carolina County of Transylvania

I, the undersigned Notary Public of the County and State aforesaid, certify that **GREGORY T. FENTON**, 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 25 day of January, 2017.

My Commission Expires: 09/10/2021

[Signature]
Notary Public

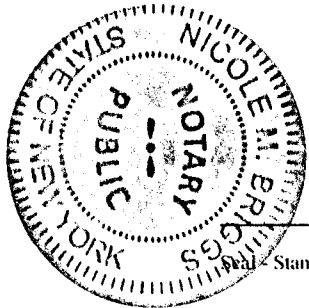


State of North Carolina - County of Transylvania

I, the undersigned Notary Public of the County and State aforesaid, certify that **YASMIN T. ANSARI-FENTON**, 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 25 day of January, 2017.

My Commission Expires: 09/10/2021

[Signature]
Notary Public



NICOLE M. BRIGGS
Notary Public, State of New York
Monroe County Reg. #01BR6239031
Commission Expires 04/11/2019

Seal - Stamp

State of New York - County of Monroe

I, the undersigned Notary Public of the County and State aforesaid, certify that **PETER E. FENTON**, 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 2 day of February, 2017.

My Commission Expires: 04/11/2019

[Signature]
Notary Public

[Signature]

PETER E. FENTON

(SEAL)

[Signature]

ANGELA FENTON

(SEAL)

State of New York - County of Monroe

I, the undersigned Notary Public of the County and State aforesaid, certify that **ANGELA FENTON**, 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 2 day of February, 2017.

My Commission Expires: 04/11/2019

[Signature]
Notary Public

NICOLE M. BRIGGS
Notary Public, State of New York
Monroe County Reg. #01BR6239031
Commission Expires 04/11/2019

EXHIBIT "A"

TO A DEED FROM LAURIE A. YEAGLEY, EXECUTOR AND INDIVIDUALLY, JOINED BY HER HUSBAND, DAVID M. YEAGLEY, GREGORY T. FENTON, JOINED BY HIS WIFE, YASMIN T. ANSARI-FENTON, AND PETER E. FENTON, JOINED BY HIS WIFE, ANGELA FENTON, BEING ALL OF THE BENEFICIARIES OF BARBARA J. FENTON, DECEASED (FILE NO: 16-E-360), TO JEAN KRAFT OLDERMAN AND HER HUSBAND, RUSSELL NAPIER OLDERMAN

BEING all of Lot 45 of Deer Track Subdivision as shown on a plat thereof recorded in Plat File 3, Slide 104, Records of Plats for Transylvania County.

This conveyance is made subject to all easements and other matters shown on the recorded plat hereinabove referred to and to restrictive and protective covenants and easements appearing of record in Book 297, Page 712, Records of Deeds for Transylvania County.

Being all of that property as described in Deed Book 333 at Page 407 of the Transylvania County Registry.