

2021001703
TRANSYLVANIA COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$312.00
PRESENTED & RECORDED
03/03/2021 03:54:04 PM
CINDY M OWNBEY
REGISTER OF DEEDS
BY: D REE MCCALL
DEPUTY REGISTER OF DEEDS
BK: DOC 969
PG: 287 - 291

GENERAL WARRANTY DEED

Prepared By: Timothy R. Cosgrove, Attorney at Law
100A Chadwick Square Court, Hendersonville, NC 28739
Stamps =\$312.00
Mail To: Douglas Campen, Attorney at Law
9 Park Place West, Suite 102, Brevard, NC 28712

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

THIS DEED made this _____ day of March, in the year of our Lord, two thousand twenty one between:
WANDA DICKSON AND HUSBAND JAMES DICKSON, GLENDA WATSON, UNMARRIED AND BRIAN GALLOWAY, EXECUTOR OF THE ESTATE OF FRANKIE EMERSON
3869 CRAB CREEK ROAD, PENROSE, NORTH CAROLINA, 28766,

of the County of Henderson and State of North Carolina, of the First Part,
and

MICHELE L. GIBSON AND THOMAS O. SMITH, TENANTS IN COMMON
4329 ISLAND FORD ROAD, BREVARD, NORTH CAROLINA, 28712

of the County of Transylvania and State of North Carolina, of the Second Part:

WHEREAS, the property described herein was previously conveyed to Glenn Emerson and wife, Frankie L. Emerson by Deed recorded in Deed Book 118 Page 143 Transylvania County Registry; and
WHEREAS, Glenn Emerson predeceased Frankie Emerson; and
WHEREAS, Frankie Emerson died testate in Transylvania County, North Carolina on May 13, 2020; and
WHEREAS, Brian Galloway, the grandson of Frankie Louise Emerson qualified as Executor of the Estate on June 10, 2020; and
WHEREAS, Wanda Dickson and Glenda Watson are the sole beneficiaries of the Estate of Frankie Louise Emerson under the Last Will and Testament of Frankie Louise Emerson; and
WHEREAS, pursuant to a Motion to Sell Real Estate to Pay Estate Claims, an Order was entered by the Honorable Clerk of Superior Court in and for Transylvania County, North Carolina on February 3, 2021 ordering the property to be sold by the Estate in order to pay claims; and
WHEREAS, both beneficiaries, their spouses and the Executor are executing this Deed to convey all of the right, title and interest of Frankie Louise Emerson to the property described herein.

NOW, THEREFORE, this conveyance:

WITNESSETH, that the parties of the first part, for and in consideration of the sum of (\$10.00) TEN Dollars and other valuable consideration in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, have bargained and sold, conveyed and confirmed, and by these presents do bargain and sell, convey and confirm, unto the said party of the second part, his heirs and assigns forever, all the following described pieces or parcels of land lying and being in the Township of Penrose, County of Transylvania, State of North Carolina, and known and designated as follows, viz:
submitted electronically by "The Neumann Law Firm"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Transylvania County Register of Deeds.

BEGINNING at a pine, common corner of Kilpatrick and Freeman Nicholson, and runs thence with wit the line of said Kilpatrick, South 5 deg. 45 min. W 325 feet to a stake in the center of the Crab Creek Road; thence with the center of said Crab Creek Road, N 82 deg 30 min W 96 feet to a stake; thence, N 5 deg. 45 min. E 325 feet to a stake in the line of Kilpatrick; thence, with the line of Kilpatrick, S 82 deg. 30 min. E 96 feet to the BEGINNING.

ALSO BEING the same property conveyed in Deed Book 118 Page 143 recorded in the Transylvania County, North Carolina Registry.

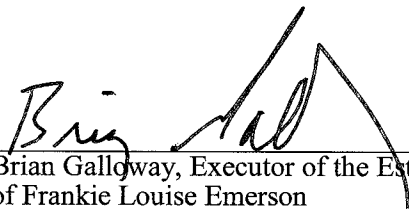
TO HAVE AND TO HOLD THE SAME, Together with all hereditaments and appurtenances thereunto in any wise appertaining, unto the said party of the second Part, his heirs and assigns forever.


AND the said parties of the first part do covenant with the said party of the second part, his heirs and assigns, as follows: FIRST, that the said parties of the first part are the owners and lawfully seized of said land and premises. SECOND, that they have good right and full power to convey the same, THIRD, that the same are free from all encumbrances whatsoever. And, FOURTH, that the said party of the second part, his heirs, and assigns, shall quietly enjoy and possess the same, and that the said parties of the first part, their heirs, executors and administrators, will forever warrant and defend the title to the same against all lawful claims.

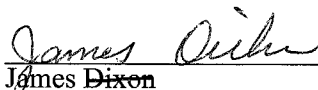
IN TESTIMONY WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

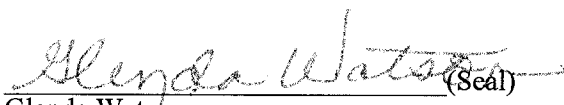
SIGNED, SEALED AND DELIVERED IN

THE PRESENCE OF:

 (Seal)
 Brian Galloway, Executor of the Estate
 of Frankie Louise Emerson

 (Seal)
 Wanda ~~Dixon~~
 Dickson

 (Seal)
 James ~~Dixon~~
 Dickson

 (Seal)
 Glenda Watson

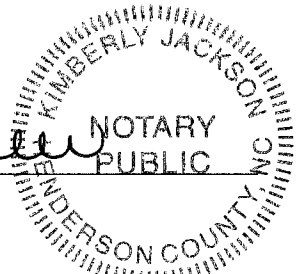
STATE OF NORTH CAROLINA

COUNTY OF Henderson

I, Kimberly Jackson, a notary Public in and for the above County and State, do hereby certify that **Brian Galloway, Executor of the Estate of Frankie Emerson** personally appeared before me this day and acknowledged the due execution by them of the foregoing Deed of Conveyance.

WITNESS my hand and notarial seal, this 2nd day of March, 2021.

Kimberly Jackson
Notary Public



My Commission Expires: 12-11-22

STATE OF NORTH CAROLINA

COUNTY OF

I, _____, a notary Public in and for the above County and State, do hereby certify that **Wanda Dixon and husband, James Dixon** personally appeared before me this day and acknowledged the due execution by them of the foregoing Deed of Conveyance.

WITNESS my hand and notarial seal, this _____ day of _____, 2021.

Notary Public

My Commission Expires:

STATE OF South Carolina

COUNTY OF Beaufort

I, Laura Clark, a notary Public in and for the above County and State, do hereby certify that **Glenda Watson, Unmarried** personally appeared before me this day and acknowledged the due execution by them of the foregoing Deed of Conveyance.

WITNESS my hand and notarial seal, this 26 day of February, 2021.

Laura Clark
Notary Public

My Commission Expires: 10/07/2024

LAURA CLARK
Notary Public, SC
My Commission Expires 10/07/2024

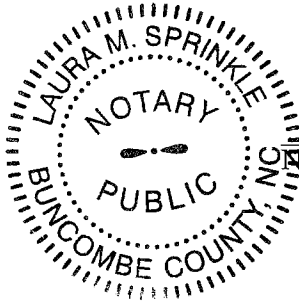
STATE OF NORTH CAROLINA

COUNTY OF

I, Laura M. Sprinkle, a notary Public in and for the above County and State, do hereby certify that **Wanda Dickson and husband, James Dickson** personally appeared before me this day and acknowledged the due execution by them of the foregoing Deed of Conveyance.

WITNESS my hand and notarial seal, this 02 day of March, 2021.

My Commission Expires:
07-17-2023



Laura M. Sprinkle
Notary Public

EXHIBIT "A"

BEGINNING at a pine, common corner of Kilpatrick and Freeman Nicholson, and runs thence with wit the line of said Kilpatrick, South 5 deg. 45 min. W 325 feet to a stake in the center of the Crab Creek Road; thence with the center of said Crab Creek Road, N 82 deg 30 min W 96 feet to a stake; thence, N 5 deg. 45 min. E 325 feet to a stake in the line of Kilpatrick; thence, with the line of Kilpatrick, S 82 deg. 30 min. E 96 feet to the BEGINNING.

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