



2019004014

TRANSYLVANIA CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
08-09-2019 12:37:26 PM

CINDY M OWNBEY
REGISTER OF DEEDS
BY: CINDY M OWNBEY
REGISTER

BK: DOC 889

PG: 48-50

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$0.00

Parcel Identifier No. _____ Verified by Transylvania County on the 9 day of August, 2019
By: [Signature]

Mail/Box to: RAMSEY & PRATT, P.A., 35 N Gaston Street, Brevard, NC 28712

This instrument was prepared by: GAYLE E. RAMSEY (no title search performed by preparer)

Brief description for the Index: _____

THIS DEED made this 31st day of July, 2019, by and between

GRANTOR	GRANTEE
VIVIAN F. VLAHON-SNYDER (a/k/a Vivian F. Vlahon)	VIVIAN F. VLAHON-SNYDER (a/k/a Vivian F. Vlahon) and husband, MICHAEL JOSEPH SNYDER
4730 Brayton Terrace N Palm Harbor, FL 3485	4730 Brayton Terrace N Palm Harbor, FL 34685

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 N/A, Hogback Township, Transylvania County, North Carolina and more particularly described as follows:

BEING ALL OF THE SAME LAND DESCRIBED ON THE PAGE WHICH IS ATTACHED HERETO, DESIGNATED AS EXHIBIT "A" AND INCORPORATED HEREIN BY REFERENCE.

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

A map showing the above described property is recorded in Plat Book 5, page 67.

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:

- Exceptions and reservations contained in this deed and/or in instruments referenced herein.
- Easements and rights of way for public and private roads and utilities, of public record.
- Lien of ad valorem taxes for the current year and subsequent years, not yet due and payable.

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

Vivian F. Vlahon-Snyder (SEAL)
 VIVIAN F. VLAHON-SNYDER (a/k/a Vivian F. Vlahon)

STATE OF FLORIDA, COUNTY OF Piellas

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: VIVIAN F. VLAHON-SNYDER (a/k/a Vivian F. Vlahon)

WITNESS my hand and Notarial Seal, this the 6 day of August, 2019.

Alan DeSantis
 Signature of Notary Public

Alan DeSantis
 Printed or typed name of Notary Public



My commission expires: _____

EXHIBIT "A" TO A DEED FROM VLAHON-SNYDER TO VLAHON-SNYDER AND SNYDER

Being all of Lot 2 of Section Six of Indian Lake Estates Subdivision of property of Indian Lake Company as shown by a plat thereof recorded in Plat Book 5, page 67, Records of Plats for Transylvania County.

This conveyance is made subject to all matters shown on the recorded plat hereinabove referred to and to restrictive and protective covenants and easements appearing of record in Book 203, page 435, Records of Deeds for Transylvania County, as amended and restated in Document Book 26, page 2.

Being all of the same land described in a deed from John W. Shallenburg (Unmarried) and Tracy Michelle Fisher (Unmarried), to Vivian F. Vlahon, dated September 26, 2005, and recorded in the office of the Register of Deeds for Transylvania County in Document Book 309, page 576.