



**2018002055**

TRANSLYVANIA CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$114.00**

PRESENTED & RECORDED:  
05-01-2018 12:47:27 PM

CINDY M OWNBEY  
REGISTER OF DEEDS  
BY: D REE M. POWELL  
DEPUTY REGISTER OF DEEDS

**BK: DOC 840**

**PG: 336-338**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$114.00

Parcel Identifier No. 8585-96-3921- Verified by \_\_\_\_\_ County on the 1 day of May, 2018  
By: DM

Mail/Box to: Williams and Exum Pa 301 S. McDowell St. Ste. 310, Charlotte NC 28204

This instrument was prepared by: David C. Neumann, Attorney at Law (18-281)

Brief description for the Index: 213 Eagle Point Dr., Brevard NC 28712

THIS DEED made this 6<sup>th</sup> day of April 2018, by and between

GRANTOR	GRANTEE
<p><b>David Basil Smith and wife, Joelle Nicole Smith</b></p>	<p><b>Taylor Seaton Lane and Jeannette Cox Lane</b></p>
<p><b>390 Harper Dr. Orange VA 22960</b></p>	<p><b>213 Eagle Point Dr. Brevard NC 28712</b></p>

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 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 764, page 224.  
All or a portion of the property herein conveyed x includes or \_\_\_ does not include the primary residence of Grantor.

A map showing the above described property is recorded in Plat Book \_\_\_\_, Page \_\_\_\_.

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.

\_\_\_\_\_ (SEAL)  
 David Basil Smith

By: \_\_\_\_\_ (SEAL)  
 Joelle Nicole Smith

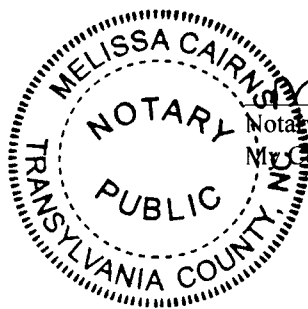
By: \_\_\_\_\_ (SEAL)  
 Title: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
 Title: \_\_\_\_\_

STATE OF North Carolina  
 COUNTY OF Transylvania

I, Melissa Cairns, the undersigned Notary Public of the County and State aforesaid, certify that David Basil Smith and Joelle Nicole Smith personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and seal this 26<sup>th</sup> day of April, 2018.



Melissa Cairns  
 Notary Public  
 My Commission Expires: 6/06/2022

**Prepared by: The Neumann Law Firm, PLLC  
David C. Neumann 18-281**

**EXHIBIT "A"**

Being all of **Lot 3R, Revised, Phase 2 of Eagle Point Subdivision** as shown on that Plat recorded in Plat File 15, at Slide 252 of the Transylvania County, NC Register's Office; LESS and EXCEPTING that portion of said Lot 3R previously conveyed by that deed recorded in Record Book 722, at Page 160 of the Transylvania County, NC Register's Office, reference to which Plat and Deed is hereby made for a more particular description of said Lot.

The above described Lot is further conveyed together with and subject to those easements, restrictions and rights of way of record, including but not limited to those rights of way within Eagle Point Subdivision as shown on the above referenced Plat and of record in the Transylvania County, NC Register's Office as the same lead from said lot to the nearest publicity maintained right of way. Further, together with those rights of way more particularly described in Deed Book 239 at Page 541 and as further described in Deed Book 690 at Page 548, both of the aforesaid Transylvania County, NC Public Registry.