

2020003916

TRANSYLVANIA COUNTY NC FEE \$26.00

STATE OF NC REAL ESTATE EXT X

\$800.00

PRESENTED & RECORDED

07/20/2020 04:08:14 PM

CINDY M OWNBEY

REGISTER OF DEEDS

BY: KARIN SMITH

DEPUTY REGISTER OF DEEDS

BK: DOC 930**PG: 600 - 602****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$800.00

Parcel Identifier No. 9506-67-5543 Verified by _____ County on the ____ day of _____, 2020
By: _____Mail/Box to: Rick Daniel, Attorney at Law, 4 W. Main St., Ste 19, Brevard NC 28712This instrument was prepared by: Douglas R. Campen, Attorney at Law (20-0624) no title search performedBrief description for the Index: 249 Red Fox Dr., Pisgah Forest NC 28768THIS DEED made this 24th day of June 2020 by and between

GRANTOR	GRANTEE
Glen H. Olds, an unmarried widower 5337 S. Stoneridge Dr. Iverness FL 34450	Theodore Whitlock and wife, Jocelyn Turner Whitlock 249 Red Fox Dr. Pisgah Forest NC 28768

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 Little River 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 Document Book 417, page 361. 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 File 3, Slide 1.

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.

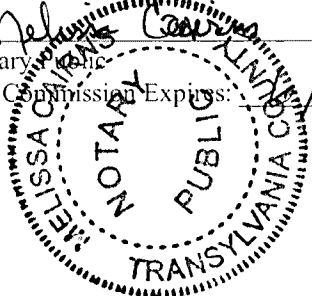
Glen H. Olds (SEAL)
Glen H. Olds

_____ (SEAL)

STATE OF North Carolina
COUNTY OF Transylvania

I, Melissa Cairns, the undersigned Notary Public of the County and State aforesaid, certify that Glen H. Olds 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 24th day of June, 2020.

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


Prepared by: The Neumann Law Firm, PLLC

EXHIBIT "A"

BEING all of Lot 15 of Fox Crossing Subdivision as depicted on that certain plat found in Plat File No. 3 at Slide No. 1 in the Office of the Register of Deeds for Transylvania County.

THIS CONVEYANCE IS MADE SUBJECT TO the Restrictive Covenants found in Deed Book 285, at Page 69, Transylvania County Registry and the Restrictive Covenants set forth in said instrument are incorporated herein by reference.

THIS CONVEYANCE IS ALSO MADE SUBJECT TO all public utility and road easements and private road easements as they currently appear of record.

ALSO BEING that identical property as described in Document Book 417, Page 361, Transylvania County Registry.