

2021003430

TRANSYLVANIA COUNTY NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

\$700.00

PRESENTED & RECORDED

05/03/2021 10:31:24 AM

CINDY M OWNBEY

REGISTER OF DEEDS

BY: D REE MCCALL

DEPUTY REGISTER OF DEEDS

BK: DOC 979**PG: 815 - 817****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 700.00

Parcel Identifier No. 8592-07-7299 Verified by _____ County on the _____ day of _____, 20____
By: _____Mail/Box to: The Neumann Law Firm, 9 Park Place West Suite 102, Brevard, NC 28712This instrument was prepared by: Whitney Staton - Deed Preparation Only - No Title Search PerformedBrief description for the Index: UNIT 12 LO72 TSATAGACT 1.000LTTHIS DEED made this 28 day of April, 2021, by and between**GRANTOR**Jeffrey M. Nail and wife,
Janet D. Nail
605 NE Plumbrook Place
Lee's Summit, MO 64064**GRANTEE**Jamie D. Caldwell and Heather N. Caldwell, as Co-Trustees
of The Caldwell Revocable Trust, dated October 23, 2012
50 Tsataga Court
Brevard, NC 28712

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, parcel of land or condominium unit situated in the City of _____, _____ Dunns Rock Township, _____ Transylvania County, North Carolina and more particularly described as follows:

See Exhibit A Attached Hereto and Incorporated by Reference

This instrument was prepared by Whitney Staton, a licensed NC attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 913 page 845.
All or a portion of the property herein conveyed includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 5 page 13-13C.

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:

Subject to 2021 ad valorem property taxes.

Subject to easements, rights of way and restrictions of record.

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

(Entity Name)

Jeffrey M. Nail (SEAL)
Print/Type Name: Jeffrey M. Nail

By: _____

Janet D. Nail (SEAL)
Print/Type Name: Janet D. Nail

Print/Type Name & Title: _____

By: _____

Print/Type Name: _____

Print/Type Name & Title: _____

By: _____

Print/Type Name: _____

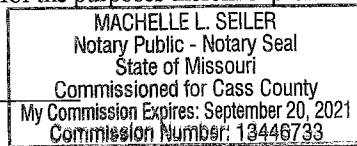
Print/Type Name & Title: _____

State of Missouri

County or City of Jackson

I, the undersigned Notary Public of the County or City of Lee's Summit and State aforesaid, certify that
Jeffrey M. Nail and wife, Janet D. Nail 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 28th day of
April, 20 21.

My Commission Expires: 9/20/21
(Affix Seal)



Machelle L. Seiler
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that
_____ 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 _____ day of
_____, 20 ____.

My Commission Expires: _____
(Affix Seal)

Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that
_____ personally came before me this day and acknowledged that
he is the _____ of _____, a North Carolina or
_____ corporation/limited liability company/general partnership/limited partnership (strike through the
inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its
behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20 ____.

My Commission Expires: _____
(Affix Seal)

Notary's Printed or Typed Name

EXHIBIT A

BEING all of Lot 72 of Unit 12, of Conneetee Falls Development as shown by Plat thereof, recorded in Plat Book 5 at Page 13-13C, Records of Plats for Transylvania County, North Carolina.

SUBJECT TO a right-of entry contained in Deed Book 243 at Page 659, Transylvania County Registry.

This conveyance is made subject to the rights-of-way of all roads which may presently traverse the property, to all road rights of way which may presently appear of record, to the right-of-way of all utility lines which may presently traverse the property and to all rights of way for public utilities which may presently appear of record.

TOGETHER WITH and SUBJECT TO easements, rights of way and all other such matters as shown on the above-referenced plat and further of record in the Transylvania County Registry.

TOGETHER WITH and SUBJECT TO the benefits and burdens of those restrictive covenants as recorded in Deed Book 189 at Page 143; Deed Book 190 at Page 437; Deed Book 199 at Page 552; Deed Book 199 at Page 554; Deed Book 202 at Page 129; Deed Book 202 at Page 131; Deed Book 204 at Page 644; Deed Book 204 at Page 646; Deed Book 204 at Page 648; Deed Book 204 at Page 650; Deed Book 204 at Page 652; Deed Book 204 at Page 654; Deed Book 206 at Page 110; Deed Book 206 at Page 355; Deed Book 206 at Page 608; Deed Book 211 at Page 404; Deed Book 211 at Page 408; Deed Book 211 at Page 412; Deed Book 211 at Page 613; Deed Book 220 at Page 787; Deed Book 262 at Page 300; Deed Book 262 at Page 304; Deed Book 265 at Page 157; Deed Book 272 at Page 389; Deed Book 289 at Page 107; Deed Book 320 at Page 389; Deed Book 332 at Page 510; Deed Book 413 at Page 30; Deed Book 421 at Page 161 (Replaces all previous); Deed Book 421 at Page 182; Deed Book 512 at Page 224; Deed Book 577 at Page 381; Deed Book 779 at Page 288; Deed Book 779 at Page 314, Transylvania County Registry.

AND BEING the same property conveyed to Gordon E. Nail by Deed recorded on December 15, 2017 in Deed Book 827 at Page 614, Transylvania County Registry.

And being all that property described in deed recorded in Book 913, at Page 845, of the Transylvania County, NC Register's Office.