



2018001461

TRANSYLVANIA CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$70.00

PRESENTED & RECORDED:
03-28-2018 04:22:37 PM

CINDY M OWNBEY
REGISTER OF DEEDS
BY: BETH C LANDRETH
ASSISTANT

BK: DOC 837
PG: 45-48

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$70.00 Return after recording to: Donald E. Jordan

Brief description for the Index: Lot 18-R2, Section Three, Big Hill Acreage Homesteads

This Deed was prepared by: Donald E. Jordan, Attorney at Law

This property does not include the primary residence of Grantor

DM 3/28/18

This DEED is made this 23rd day of March, 2018, by and between:

GRANTOR: **LINDA L. TRUMAN, Unmarried,**
Widow of Paul C. Truman who died on October 30, 2008
Grantor's Address: 1106 W. Greendale Street, West Covina, CA 91790

GRANTEE: **RICHARD D. WAGNER and**
KATHLEEN WAGNER,
Husband and Wife
Grantee's Address: P.O. Box 571, Cedar Mountain, NC 28718


The designation Grantor and Grantee in this Deed shall include the parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

The Grantor, for a valuable consideration paid by the Grantee (the receipt of which is acknowledged) grants, bargains, sells and conveys to the Grantee in fee simple, all of the lot or parcel of land located in the Eastatoo Township, Transylvania County, North Carolina, and as is described in the attached Exhibit "A." This is all of the same property acquired by Grantor by Deed recorded in Document Book 434, Page 622, Transylvania County Registry. This conveyance is made subject to easements and rights of way of record, to any covenants of record, and to real property taxes for the current year.

THIS CONVEYANCE IS MADE FOR THE GRANTEE TO HAVE AND TO HOLD the Property and all privileges and appurtenances belonging to the Property in fee simple.

The Grantor covenants with the Grantee that Grantor is seized of the Property 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, subject only to the stated exceptions.

Grantor is signing this Deed as of the date specified above.


Linda L. Truman


See Attached
Notarial Certificate

STATE OF CALIFORNIA
COUNTY OF _____

I, _____, a Notary Public of the specified County and State, certify that Linda L. Truman personally appeared before me this day and acknowledged the voluntary execution of this Deed.

Witness my signature and official stamp or seal, this ____ day of March, 2018.

My commission expires: _____

 _____
Notary Public

[Notary Stamp or Seal Here]

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On 3.27.2018 before me, STEPHANIE FRIEND NOTARY PUBLIC
Date Here Insert Name and Title of the Officer

personally appeared Linda L. Truman
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Stephanie Friend
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: _____

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: _____

EXHIBIT "A"

Being all of Lot 18-R2, containing 4.14 acres, more or less, of Section Three of Big Hill Acreage Homesteads as shown on a plat thereof recorded in Plat File 10, Slide 815, Records of Plats for Transylvania County.

Together with a right of way to the public road over and along Laurel Thicket Road, Big Hill Road and all other subdivision roads which may currently connect the lot hereinabove described with the public road.

This conveyance is made subject to the rights of way of Laurel Thicket Road, Big Hill Road and the 30' wide driveway and utility easement shown on the recorded plat hereinabove referred to, to all road rights of way which may currently appear of record, to the rights of way of all utility lines which may currently traverse the property, to all rights of way for utility lines which may currently appear of record, and to the Declaration of Restrictive Covenants of Big Hill Acreage Homesteads recorded in Deed Book 433, page 487, Records of Deeds for Transylvania County, as amended in Document Book 398, page 598.

For the purposes of the Declaration of Restrictive Covenants of Big Hill Acreage Homesteads recorded in Deed Book 433, page 487, hereinabove referred to, this deed shall also be deemed to constitute a supplemental declaration which submits the lot hereinabove described to the terms and conditions of said declaration, as amended, and to designate the permissible use of the lot hereinabove described as single family residential.

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 except for the exceptions hereinafter stated.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Scott J. Bartels (Seal)
Scott J. Bartels

Marlane E. Bartels (Seal)
Marlane E. Bartels

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, *Paulette Owen*, a Notary Public of County and State aforesaid, certify that SCOTT J. BARTELS and MARLANE E. BARTELS, Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 16 day of October, 2008.

My Commission Expires:
5-15-2011

Paulette Owen
Notary Public

(Stamp-Seal)

PAULETTE OWEN
Notary Public
Transylvania County, NC
My Commission Expires May 15, 2011

EXHIBIT "A"

BEING ALL of Lot 19-R2, containing 4.46 acres, more or less, of Section Three of Big Hill Acreage Homesteads as shown on a plat thereof recorded in Plat File 10, Slide 815, Records of Plats for Transylvania County in the office of the Register of Deeds for Transylvania County.

Together with a right of way to the public road over and along Laurel Thicket Road, Big Hill Road and all other subdivision roads which may currently connect the lot hereinabove described with the public road.

This conveyance is made subject to the rights of way of Laurel Thicket Road and Big Hill Road as shown on the recorded plat hereinabove referred to, to all road rights of way which may currently appear of record, to the rights of way of all utility lines which may currently traverse the property, to all rights of way for utility lines which may currently appear of record, and to the Declaration of Restrictive Covenants of Big Hill Acreage Homesteads recorded in Book 433, Page 487, Records of Deeds for Transylvania County.

For the purposes of the Declaration of Restrictive Covenants of Big Hill Acreage Homesteads recorded in Book 433, Page 487, hereinabove referred to, this deed shall also be deemed to constitute a supplemental declaration which submits the lot hereinabove described to the terms and conditions of said declaration and to designate the permissible use of the lot hereinabove described as single family residential.

The covenants of title hereinafter set forth shall not be applicable to that portion of the land hereinabove described which is encompassed within the boundaries of former Lot 19-R of Section Three of Big Hill Acreage Homesteads as shown on a plat thereof recorded in Plat File 9, Slide 380, Records of Plats for Transylvania County in the office of the Register of Deeds for Transylvania County, which was previously conveyed by the Grantor to the Grantee in a deed recorded in the office of the Register of Deeds for Transylvania County in Document Book 212, Page 740.