



2018002224

TRANSYLVANIA CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$410.00

PRESENTED & RECORDED:
05-10-2018 02:12:04 PM
CINDY M OWNBEY
REGISTER OF DEEDS
BY: CINDY M OWNBEY
REGISTER

BK: DOC 841

PG: 235-237

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$410.00 Return after recording to: Donald E. Jordan
Brief description for the Index: Lot 10, Deer Track
This Deed was prepared by: Donald E. Jordan, Attorney at Law
This property does not include the primary residence of Grantor

DM 5-10-18

This DEED is made this 8th day of May, 2018, by and between:

GRANTOR: **ROY C. ZENTZ and
ROSALIE C. ZENTZ,
Husband and Wife**
Grantor's Address: 278 Resada Drive, Brevard, NC 28712

GRANTEE: **NICHOLAS W. NEILEY and
KATHERINE A. NEILEY**
Grantee's Address: 1957 Williamson Creek Road, Pisgah Forest, NC 28768

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 Brevard 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 355, Page 510, 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

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.

Roy C Zentz
Roy C. Zentz

Rosalie C Zentz
Rosalie C. Zentz

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, Donald E. Jordan, a Notary Public of the specified County and State, certify that Roy C. Zentz and Rosalie C. Zentz personally appeared before me this day and acknowledged the voluntary execution of this Deed.

Witness my signature and official stamp or seal, this 8th day of May, 2018.

My commission expires: August 30, 2019

[Signature]
Notary Public

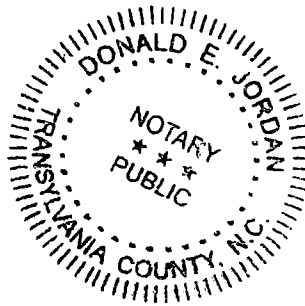


EXHIBIT "A"

Being all of Lot No. 10 of a Subdivision of the property of Robert L. Merrill and wife, Lois H. Merrill, known as "Deer Track", plat of which said subdivision is on file in Plat File 3, Slide 104, Records of Transylvania County, North Carolina, reference to which is hereby made for a more complete description of the property herein conveyed.

This conveyance is made subject to restrictive and protective covenants which appear of record in Deed Book 297, page 712, and to the easements which are referred to in the said covenants, and which are reflected on the recorded plat.