

2020008146TRANSYLVANIA COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$800.00**

PRESENTED & RECORDED

12/21/2020 01:44:31 PM

CINDY M OWNBEY

REGISTER OF DEEDS

BY: KARIN SMITH

DEPUTY REGISTER OF DEEDS

BK: DOC 956**PG: 844 - 846****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$800.00

Parcel Identifier No. 9517-44-3141-000 Verified by _____ County on the ____ day of _____, 20____
By: _____Mail/Box to: Goosmann Rose Colvard & Cramer, P.A., 77 Central Ave, Suite H, Asheville, NC 28801, Box # 81This instrument was prepared by: Goosmann Rose Colvard & Cramer, P.A., 77 Central Ave, Suite H, Asheville, NC 28801 Box # 81 (20-7170)Brief description for the Index: NA Parcel ID(s): 9517-44-3141-000.THIS DEED made this 21 day of December, 2020, by and between**GRANTOR**Michael Dolan and Kathryn Dolan, married to each other
52 Market Point Drive
Unit 333
Greenville, SC 29607**GRANTEE**Noel Kirila, an unmarried person
281 Eastover Drive SE
Concord, NC 28025

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 Pisgah Forest, Transylvania County, North Carolina and more particularly described as follows:

See **Exhibit A** attached hereto and incorporated herein by reference. This instrument was prepared by George F. Goosmann, IV., 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 869 page 376.

All or a portion of the property herein conveyed X includes or _____ does not include the primary residence of a 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: Those matters set forth in the description for the property; easements and rights of way of record or in place; restrictive covenants of record; the use provisions of any governmental ordinance affecting the property and taxes for the current year.

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

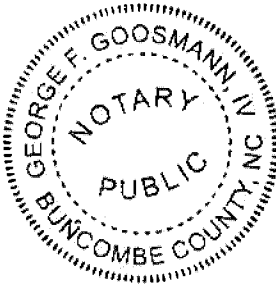
_____	<u>Michael Dolan</u> (SEAL)
(Entity Name)	Print/Type Name: <u>Michael Dolan</u>
By: _____	<u>Kathryn Dolan</u> (SEAL)
Print/Type Name & Title: _____	Print/Type Name: <u>Kathryn Dolan</u>
By: _____	_____ (SEAL)
Print/Type Name & Title: _____	Print/Type Name: _____
By: _____	_____ (SEAL)
Print/Type Name & Title: _____	Print/Type Name: _____

State of North Carolina – County of Buncombe

I, the undersigned Notary Public of the County and State aforesaid, certify that Michael Dolan and Kathryn Dolan 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 21 day of December, 2020.

My Commission Expires: 11-8-22

[Signature]
Notary Public



The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By: _____ Register of Deeds for _____ County
Deputy/Assistant – Register of Deeds

EXHIBIT "A"

Beginning at an iron rod set in a fence line located North 10 deg. 41 min. 42 sec. East 30.35 feet from an existing railroad spike in or near the center of the pavement of Old U.S. Highway 74 (now North Carolina Secondary Road 1526), said point of Beginning also being located in the north margin of the 60 foot wide right of way of said highway and in the western property line of a tract of land now or formerly owned by Maar as shown on a plat recorded in Plat File 2, Slide 3-A, Records of Plats for Transylvania County, and runs thence along said margin of the right of way of said highway, North 71 deg. 38 min. 06 sec. West 308.01 feet to a point in a fence line located in the eastern property line of lands now or formerly belonging to Walker; thence leaving said margin of the right of way of said highway and along said fence line and property line of Walker, North 21 deg. 16 min. 02 sec. East 268.31 feet to an iron rod set; thence continuing along the property line of Walker and partially along said fence line, North 21 deg. 16 min. 02 sec. East 81.43 feet to a railroad spike set in the center of the pavement of US Highway 64; thence continuing along the property line of Walker and along the center of the pavement of said highway; North 88 deg. 20 min. 34 sec. East 8.00 feet to a railroad spike set; thence leaving the center of the pavement of said highway and continuing along the property line of Walker, North 20 deg. 30 min. 59 sec. East 80.72 feet to an iron rod set in the property line of lands now or formerly belonging to Whitaker as described in Book 134, page 215, Records of Deeds for Transylvania County; thence leaving the property line of Walker and along the property line of Whitaker, North 79 deg. 06 min. 36 sec. East 236.05 feet to an iron rod set located North 09 deg. 32 min. 49 sec. West 135.34 feet (Grid Distance) from NC Geodetic Station "Talley" having Grid Coordinates (NAD '83) North = 574,307.51 feet and East = 914,527.26 feet, said iron rod set having Grid Coordinates (NAD '83) North = 574,440.97 feet and East = 914,504.81 feet; thence leaving the property of Whitaker and partially along the property line of Maar, South 10 deg. 41 min. 43 sec. West 170.63 feet to an iron rod set in a fence line; thence continuing along the property line of Maar, South 10 deg. 41 min. 41 sec. West 382.37 feet to the Beginning. Containing 2.94 acres, more or less, as surveyed and platted by P. Robert Raxter, Jr., RLS, on June 14, 1994, and as shown on an unrecorded drawing designated as Drawing No. 1-1012, File W-82.

This conveyance is made subject to the right of way of that portion of US Highway 64 which currently traverses the property, to the rights of way of all other roads which may currently traverse the property, 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, and to all rights of way for utility lines which may currently appear of record.

The above-described Property is all of that property conveyed in that deed recorded in Record Book 869, at Page 376 of the Transylvania County, NC Register's Office.

MP

Kd

