

2021005342TRANSYLVANIA COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX**\$352.00**

PRESENTED & RECORDED

07/13/2021 10:16:48 AM

CINDY M OWNBEY

REGISTER OF DEEDS

BY: BETH C LANDRETH

ASSISTANT

BK: DOC 991**PG: 193 - 195****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 352.00

Parcel Identifier No. 9505-85-3535-000 Verified by _____ County on the ____ day of _____, 20____
By: _____Mail/Box to: The Neumann Law Firm, PLLC, 9 Park Place West, Ste 102, Brevard, NC 28712 / 21-0885This instrument was prepared by: The Neumann Law Firm, PLLC, 9 Park Place West, Ste 102, Brevard, NC 28712Brief description for the Index: 2571 Pisgah Forest Drive, Pisgah Forest NC 28768THIS DEED made this 8th day of July, 2021, by and between

GRANTOR	GRANTEE
Mary McBride Long, and husband John Stephen Long 2156 Pisgah Forest Drive Pisgah Forest, NC 28768	Mary Katherine Fountain, and husband Peter Michael Jennings 2571 Pisgah Forest Drive Pisgah Forest, NC 28768

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, _____ 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 Book 845 page 434.
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 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:

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

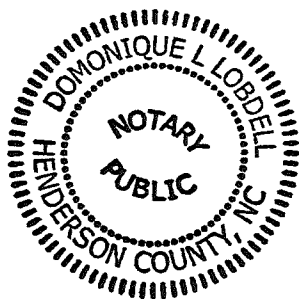
Mary McBride Long (SEAL)
Print/Type Name: Mary McBride Long
John Stephen Long (SEAL)
Print/Type Name: John Stephen Long

State of North Carolina - County or City of Transylvania

I, the undersigned Notary Public of the County or City of Transylvania and State aforesaid, certify that Mary McBride Long and Husband John Stephen Long, 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 8th day of July, 2021.

My Commission Expires: September 23rd 2024
(Affix Seal)

Domonique L. Lobdell
Domonique L. Lobdell Notary Public
Notary's Printed or Typed Name



Prepared by: Neumann & Associates Law Firm, PLLC

EXHIBIT "A"

The following real property situated in Transylvania County and State of North Carolina, described as follows:

All that certain lot or parcel of land situated in the City of Pisgah Forest, Little River Township, Transylvania County, North Carolina and more particularly described as follows:

BEING all of that certain tract of land containing 1.98 acres, more or less, as described in a deed from Pisgah Forest Farms,, Inc. to Paul E. Hendrickson and wife, Madeline P. Hendrickson, dated September 28, 1976, and recorded in Book 219, page 795, Record of Deeds for Transylvania County, said land more particularly described in said deed as follows:

BEGINNING in the forks of a road, said beginning corner of standing North 54 deg. 57 min. East 94.83 feet to a point and South 58 deg. 32 min. East 180.76 feet from a point where the centerline of the southern road intersects with the Duke Power Company right-of-way, said beginning corner also being located in the forks of the intersection of two roads, the northern road ends in a cul-de-sac on the northern boundary of the Pisgah Forest Farms property, and running thence with the southern road, from said beginning corner, North 58 deg. 32 min. West 180.75 feet to a stake; thence South 54 deg. 57 min. West 94.63 feet to a stake in the eastern margin of the Duke Power Company right-of-way; thence up and with said right-of-way, two calls as follows; North 30 deg. 29 min. West 193.78 feet to a stake; North 31 deg. 26 min. West 172.18 feet to a stake; thence leaving said right-of-way margin, South 82 deg. 24 min. East 446.54feet to an iron pin; thence South 87 deg. 30 min. East 37.05 feet to a stake in the center of the northern road; thence with the center of said road, four calls as follows: South 42 deg. 12 min. Wet 114.45 feet to a stake; South 26 deg. 05 min. West 79.45 feet to a stake; South 9 deg. 49 min. West 43.50 feet to a stake and South 23 deg. 34 min. East 100.21 feet to the centerline of the southern road and point of beginning. Containing 1.98 acres, as surveyed and platted by P.R. Raxter, RLS, on an unrecorded plat dated September 1976.

There is excepted from this conveyance and not conveyed hereby the road which extends along the southern and eastern boundaries of the land hereinabove described and extends 30 feet on each side of said boundary lines, it being understood and agrees that said 60 foot right of way shall be used by the grantee in common with all of the other property owners located with Pisgah Forest Farms and Pisgah Forest Farms Estates Subdivision who are entitled to use said road right of way, and that said right of way shall be for travel of all kinds, on foot and with all types of vehicles, with the right of ingress, egress and regress over and along the same.