

**2020005688**

TRANSYLVANIA COUNTY NC FEE \$26.00

STATE OF NC REAL ESTATE EXTX

**\$500.00**

PRESENTED & RECORDED

09/24/2020 02:46:26 PM

**CINDY M OWNBEY**

REGISTER OF DEEDS

BY: BETH C LANDRETH

ASSISTANT

**BK: DOC 941**

**PG: 250 - 252**

Prepared By: The Airey Law Firm, PLLC  
23 S. Broad Street, Suite 207, Brevard, North Carolina 28712

Return to: Richard B. Daniel, Attorney  
4 W. Main Street, Suite 19, Brevard, North Carolina 28712

Brief Description for Index: Lot 3, Barberry Heights

Excise Tax Due: \$500.00

Parcel ID #: 8574-65-6231-000

**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED, made this 23 day of September, 2020, by and between,

Joe Stephen Rice and wife, Donna M. Rice  
whose address is 97 View Drive, Horse Shoe, NC 28742  
(hereinafter whether one or more the "Grantor");

AND

Thomas Snidow Leonard, single  
whose address is 506 Barberry Heights Drive, Brevard, NC 28712  
(hereinafter whether one or more the "Grantee")

WITNESSETH, that the Grantor, for valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, have and by these presents do, subject to any conditions set forth below, grant, bargain, sell and convey unto the Grantee, its heirs, successors and assigns,

submitted electronically by "Richard B. Daniel, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Transylvania County Register of Deeds.

in fee simple, all that certain tract(s) or parcel(s) of land lying, being and situate in Transylvania County, North Carolina; and being more particularly described as follows (intending to and including all appurtenances thereto):

Being all of Lot No. 3 of Barberry Heights Subdivision as shown by plat thereof recorded in Plat Book 4, Page 17, Records of Plats for Transylvania County in the office of the Register of Deeds for Transylvania County, North Carolina.

There is also conveyed hereby and herewith the right to remove water from a well located on other lands now or formerly owned by James E. Justice and wife, Wanda Justice, and the right to lay a pipeline from said well to the lands hereinabove described together with the right to go onto said other lands for the purpose of repairing and maintaining said pipeline and well.

This conveyance is further subject to any and all exceptions, conditions, provisions, reservations, rights of way, easements, covenants, restrictions and encumbrances of record or which may otherwise be shown upon the property described hereinabove.

This conveyance further benefits from any and all easements, rights, licenses and appurtenances which benefit the property in any manner as the same are made of record or which may otherwise be shown upon the property described herein above.

This being the identical property conveyed unto the Grantor by deed of Leroy Summey and wife, Mary Lou G. Summey as recorded on February 16, 1983 at Deed Book 257, Page 855, records of the Register of Deeds Office for Transylvania County, North Carolina.

TO HAVE AND TO HOLD the property described herein above, with every privilege and appurtenance thereto belonging to the Grantee, its heirs, successors and assigns, in fee simple.

The Grantor covenants with the Grantee, its heirs, successors and assigns, that they are the owners of and are seized of the premises in fee simple; that they have a good right to convey the same in fee simple; that title is marketable and free and clear of all liens and encumbrances, except for those otherwise set forth herein, appearing of record or shown upon the premises; and, that they will forever warrant and defend the title thereto against the claims of all persons whomsoever.

The designation Grantor or Grantee as used herein shall include the above described parties given such title and their respective heirs, successors, and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

