



2019002453

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

\$865.00

PRESENTED & RECORDED:
05-16-2019 01:23:50 PM

CINDY M OWNBEY
REGISTER OF DEEDS

BY: KARIN SMITH
DEPUTY REGISTER OF DEEDS

BK: DOC 879

PG: 834-836

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$865.00 Return after recording to: Phillip C. Price
Brief description for the Index: Lot 15-A, Section A, Glen Cannon
This Deed was prepared by: Donald E. Jordan, Attorney at Law
This property does include the primary residence of Grantor

TG 5-16-19

This DEED is made this 14th day of May, 2019, by and between:

GRANTOR: **PHILIP A. HENRY and
MACKENZIE C. HENRY,
Husband and Wife**
Grantor's Address: 115 Ridgewood Place, Brevard, NC 28712

GRANTEE: **KARA GREENWOOD and
CURTIS GREENWOOD,
Wife and Husband**
Grantee's Address: 19 Cameron Circle, Pisgah Forest, NC 28768

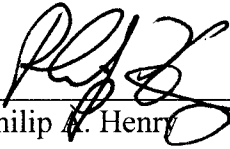
The designation Grantor and Grantee in this Deed shall include the parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

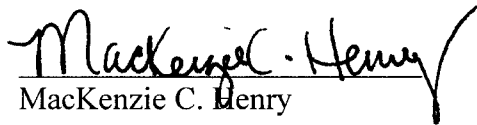
The Grantor, for a valuable consideration paid by the Grantee (the receipt of which is acknowledged) grants, bargains, sells and conveys to the Grantee in fee simple, all of the lot or parcel of land located in Dunns Rock Township, Transylvania County, North Carolina, and as is described in the attached Exhibit "A." This is all of the same property acquired by Grantor by Deed recorded in Document Book 804, Page 175, 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.


Philip A. Henry

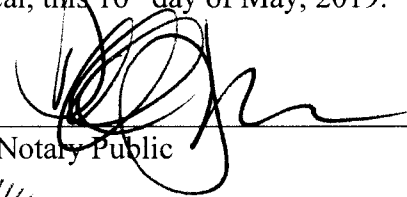

MacKenzie C. Henry

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

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

Witness my signature and official stamp or seal, this 16th day of May, 2019.

My commission expires: August 30, 2019


Notary Public

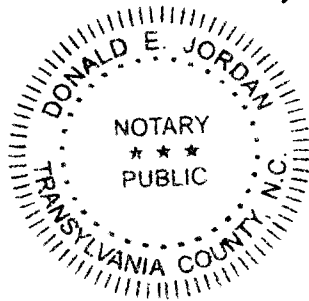


EXHIBIT "A"

BEGINNING at a stake located at the intersection of the Southeast corner of Lot No. 13-A and the Southwest corner of Lot No. 15-A, Section A, of the Glen Cannon Land Company, Inc., and in the Northwest margin of the right-of-way-of Glen Cannon Drive, and runs thence with the margin of said Glen Cannon Drive, North 65 deg. 12 min. East 130 feet to a stake; thence, North 89 deg. 46 min. East 93.9 feet to a stake at the intersection of said drive and Cameron Circle; thence, with the margin of Cameron Circle, North 7 deg. 7 min. East 123.3 feet to a stake, thence, with the Western margin of the cul-de-sac and on a radius of 50 feet about North 12 deg. 15 min. West 76.1 feet to a stake, Southeast corner of Lot No. 16-A; thence, North 62 deg. 25 min. West 170 feet to a stake in the line of Lot No. 12-A; thence, along the line of Lot No. 12-A, South 13 deg. 15 min. West 253 feet to a stake, corner of Lot No. 13-A; thence, along the line of Lot No. 13-A, South 1 deg. 35 min. East 118.3 feet to the **BEGINNING**.

And being all of Lot No. 15-A, Section A, of the Glen Cannon Land Company, Inc., properties as recorded in Plat Book 3, page 90, Records of Plats for Transylvania County.

This conveyance is made subject to the restrictive and protective covenants and easements appearing of record.

TOGETHER WITH and subject to all rights of way, easements and restrictions appurtenant to the Grantor and the subject premises herein.