



**2021003342**

TRANSYLVANIA CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$1010.00**

PRESENTED & RECORDED:  
04-29-2021 01:26:55 PM

CINDY M OWNBEY  
REGISTER OF DEEDS  
BY: BETH C LANDRETH  
ASSISTANT

**BK: DOC 979**

**PG: 370-372**

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

Brief Description for Index: Lot 3 Revised, Timber Ridge

Excise Tax Due: \$1,010.00

Parcel ID #: 8595-65-7879-000

4/29/21 JM

**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED, made this 29th day of April, 2021, by and between,

C. Joseph Bryson Jr. and Marisa Bryson, husband and wife  
whose address is P.O. Box 4, Pisgah Forest, NC 28768  
(hereinafter whether one or more the "Grantor");

AND

Scott L. Lenhoff and Karen Lenhoff, husband and wife  
whose address is 345 Knob Road, Pisgah Forest, NC 28768  
(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, 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):

All that certain piece, parcel or tract of land, with all improvements thereon, lying and being situate in the State of North Carolina, County of Transylvania, being shown and further described as Lot 3 Revised of Timber Ridge, containing 0.63 of an acre, more or less, on that certain plat made of record at Plat Book 21, Slide 102, records of the Register of Deeds Office for Transylvania County, North Carolina, reference to which plat is hereby invited for a more complete and accurate description of the subject real property.

This conveyance is subject to all rights of way, easements, restrictions and other matters of record and/or appearing upon the premises and specifically to those restrictive covenants recorded at Document Book 418, Page 282, as amended at Document Book 480, Page 637, as further amended at Document Book 494, Page 165, together with all further amendments, supplements and restatements thereof.

This being a portion of that property conveyed unto C. Joseph Bryson and Marisa Bryson by deed of R&D Investments, Inc. as recorded on October 21st, 2020 in Document Book 946, Page 172, 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.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal, or if corporate or other legal entity, has caused this instrument to be signed in its corporate or legal name by its duly authorized officer(s) or representative(s) under the authority of its Board of Directors or its relevant governing body, the day and year first above written.

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