



2022001309

TRANSYLVANIA CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$1320.00

PRESENTED & RECORDED:
03-01-2022 10:08:09 AM

CINDY M OWNBEY
REGISTER OF DEEDS

BY: D REE MCCALL
DEPUTY REGISTER OF DEEDS

BK: DOC 1026

PG: 14-17

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,320

Return after recording to: Airey Law Firm

Brief description for the Index: Lot 69, Unit 21, Connestee Falls

This Deed was prepared by: Donald E. Jordan, Attorney at Law

This property does not include the primary residence of Grantor

DM 3/1/22

This DEED is made this 23rd day of February, 2022, by and between:

GRANTOR: JILL A. CROSSLEY, Successor Trustee of the Restated Sylvia S. Crawford Revocable Trust, originally dated May 1, 1992, and as restated on June 24, 2008
(See Exhibit B for Trust Certification)
JILL A. CROSSLEY, Executor of the Estate of Sylvia S. Crawford

Grantor's Address: 324 East Elm Street, Phoenix, AZ 85012

GRANTEE: MICHAEL B. EVANS, as Trustee of the Nell Pauline Evans Trust Agreement dated October 25, 1988, as amended

Grantee's Address: 409 Usdasi Drive, Brevard, NC 28712


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, described in the attached Exhibit A. This is all of the property acquired by Grantor by Deed recorded in Document Book 570, Page 17, 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.

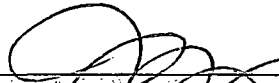
THIS CONVEYANCE IS MADE FOR THE GRANTEE TO HAVE AND TO HOLD the Property and all privileges and appurtenances belonging to the Property in fee simple.

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.



Jill A. Crossley, Executor of the
Estate of Sylvia S. Crawford



Jill A. Crossley, Successor Trustee of the
Restated Sylvia S. Crawford Revocable Trust



STATE OF ARIZONA
COUNTY OF Maricopa

I, Terry Jaramillo, a Notary Public of the specified County and State, certify that Jill A. Crossley, as Executor of the Estate of Sylvia S. Crawford and as Trustee of the Restated Sylvia S. Crawford Revocable Trust, personally appeared before me this day and acknowledged the voluntary execution of this Deed.

Witness my signature and official stamp or seal, this 23 day of February, 2022.

My commission expires: 8/28/2025



Notary Public

EXHIBIT A - LEGAL DESCRIPTION

All of Lot Number 69, in Unit 21 of Connetsee Falls Development as shown by the Plat recorded in Plat Book 5, Pages 11-11A, Records of Plats for Transylvania County, North Carolina.

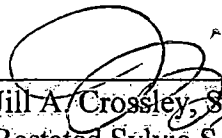
This conveyance is subject to the Declaration of Restrictive Covenants by Connetsee Falls Development Corporation, as originally recorded in Deed Book 189, Page 443 of the Transylvania County Registry, and as the Covenants have since been supplemented, amended, and restated.

Subject to a right-of-entry for improvements, and to rights-of-way for roads and utilities in place or of record.

EXHIBIT B - TRUST CERTIFICATION

Pursuant to NCGS §36C-10-1013 and related Trust laws, Grantor makes the following certifications with respect to the Restated Sylvia S. Crawford Revocable Trust, originally dated May 1, 1992, and restated on June 24, 2008:

1. The Trust has not been revoked or modified in any way which would make these certifications incorrect, and it remains in full force and effect.
2. Sylvia Sue Crawford was the Settlor of the Trust and is now deceased. Jill A. Crossley is acting as the sole successor Trustee. The Trust could be amended or revoked at any time by the Settlor, but is now irrevocable.
3. The Trust provides the Trustee with the power to sell and convey the real property conveyed by this Deed.
4. The taxpayer identification number for the Trust will be made available to appropriate parties upon request.



 Jill A. Crossley, Successor Trustee of the
 Restated Sylvia S. Crawford Revocable Trust

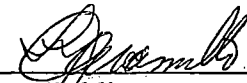
STATE OF ARIZONA
 COUNTY OF Maricopa



I, Terry G. Jaramillo Notary Public of the specified County and State, certify that Jill A. Crossley, as Trustee of the Sylvia S. Crawford Revocable Trust, personally appeared before me this day and, after being duly sworn, swore or affirmed that the contents of the foregoing are true and correct.

Witness my hand and official stamp or seal, this 23 day of February, 2022.

My commission expires: 8/28/25



 Notary Public