

2021001230

TRANSYLVANIA COUNTY NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

\$528.00

PRESENTED & RECORDED

02/16/2021 02:57:14 PM

CINDY M OWNBEY

REGISTER OF DEEDS

BY: D REE MCCALL

DEPUTY REGISTER OF DEEDS

BK: DOC 966**PG: 413 - 415****NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: \$528.00Parcel Identifier No. 9527-00-7561 Verified by _____ County on the ____ day of _____, 2021
By:Mail/Box to: Richard B. Daniel PLLC, 4 W. Main St., Ste. 3, Brevard NC 28712This instrument was prepared by: Douglas R. Campen, Neumann Law Firm, 9 Park Place West, Suite 102,
Brevard, NC 28712 (NO TITLE SEARCH PERFORMED) 21-0055Brief description for the Index: 79 Coltons Way, Penrose NC 28766THIS DEED made this 4th day of February 2021 by and between**GRANTOR**Jon B. Jachens Jr. and wife,
Christina F. Jachens1540 Roddy Rd.
Campobello SC 29322**GRANTEE**Miriam Elizabeth Rushton-Conto and husband
Matthew Conto79 Coltons Way
Penrose NC 28766

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 or parcel of land situated in the Little River 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 Document Book 774, page 523. All or a portion of the property herein conveyed includes the primary residence of Grantor.

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.

A map showing the above described property is recorded in Plat File 11 Slide 133.

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:

Easements, restrictions, and rights of way of record.

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


Jon B. Jachens Jr.

(SEAL)

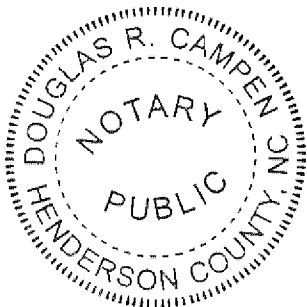

Christina F. Jachens


(SEAL)

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, Douglas R. Campen, the undersigned Notary Public of the County and State aforesaid, certify that Jon B. Jachens Jr. and Christina F. Jachens personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and seal this 12th day of February, 2021.




Notary Public

My Commission Expires: 9-17-25

Prepared by: The Neumann Law Firm, PLLC

EXHIBIT "A"

BEING all of Lot #1 containing 0.95 acre, Little Cove Subdivision, according to the Plat recorded in Plat File 11, Slide 133, records of plats for Transylvania County in the office of the Register of Deeds for Transylvania County, North Carolina.

TOGETHER with rights in the roadways shown on the plat and the 60' wide right-of-way for ingress, egress and regress to and from State Road 1529.

SUBJECT to Restrictive Covenants of Little Cove Subdivision as recorded in Document Book 460, Pages 8-13, Transylvania County Registry.

AND BEING that property conveyed to Jon B. Jachens Jr. and Christina F. Jachens by deed recorded August 25, 2016, in Document Book 774, at Page 523, Transylvania County Registry.