



**202001583**

TRANSYLVANIA CO, NC FEE \$26.00

**NO TAXABLE CONSIDERATION**

PRESENTED & RECORDED:  
03-27-2020 09:38:53 AM

CINDY M OWNBEY  
REGISTER OF DEEDS

BY: CHRISTINA HARRIS  
DEPUTY REGISTER OF DEEDS

**BK: DOC 915**

**PG: 170-171**

NTC

**DEED**

*CStone* 3-27-20

[INTRAFAMILY TRANSFER. NO MONETARY CONSIDERATION. NO TITLE SEARCH. THIS TRANSFER IS BEING MADE TO EFFECT AN ESTATE PLAN.]

**GRANTORS' NAME AND ADDRESS:**

JAMES E. MUDREY and wife, JUDITH A. MUDREY  
112 Woodcross Drive  
Saint Johns, FL 32259

**GRANTEES' NAME AND ADDRESS:**

JAMES E. MUDREY and JUDITH A. MUDREY, Trustees, or their successors in trust under the  
MUDREY LIVING TRUST dated November 13, 2019  
and any amendments thereto  
112 Woodcross Drive  
Saint Johns, FL 32259

**PREPARED BY & AFTER RECORDING RETURN TO:**

Cheryl K. David  
528 College Road  
Greensboro, NC 27410

**UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:**

JAMES E. MUDREY and JUDITH A. MUDREY  
112 Woodcross Drive  
Saint Johns, FL 32259

**DEED**

KNOW ALL PERSONS BY THESE PRESENTS, that JAMES E. MUDREY and wife, JUDITH A. MUDREY, of Saint Johns, Florida, herein called the Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant, bargain, convey and transfer unto JAMES E. MUDREY and JUDITH A. MUDREY, Trustees, or their successors in trust under the MUDREY LIVING TRUST dated November 13, 2019 and any amendments thereto, herein called the Grantee, and unto Grantee's successors and assigns, all of that certain real property, with the tenements, hereditaments, and appurtenances thereunto belonging or in any way appertaining, situated in Transylvania County, North Carolina, described as follows, to wit:

Being all of Lot 1 containing 0.48 acre, more or less, as shown on a plat of the subdivision of property of Pisgah Enterprises, Inc. Recorded in Plat File 4, Slide 291, Records of Plats for Transylvania County in the office of the Register of Deeds for Transylvania County, North Carolina.

It is understood and agreed by Grantor and Grantee that a billboard is currently located on the lot hereinabove described which is maintained thereon under the terms of an unrecorded billboard lease. Grantor hereby assigns to Grantee all of Grantor's right, title and interest in said lease including the right to all rents and profits accruing to the owner of Lot 1 under the terms of said lease.

And being the same property acquired by Grantor by deed recorded in Book 367, Page 861, Transylvania County Registry.

To Have and to Hold the same unto the Grantee and Grantee's successors and assigns forever, subject to Restrictive Covenants of Record, all easements, rights of way of record, ad valorem taxes, and all liens and records of encumbrance.

In construing this deed, and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

The liability and obligations of the Grantor to Grantee and Grantee's successors and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under a standard policy of title insurance. The limitations contained herein expressly do not relieve the Grantor of any liability or obligations under this instrument but merely define the scope, nature, and amount of such liability or obligations.

[THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED UNDER STATE LAW.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 5<sup>th</sup> day of March, 2020.

[Signature] (SEAL)  
JAMES E. MUDREY, Grantor  
[Signature] (SEAL)  
JUDITH A. MUDREY, Grantor

State of Florida )  
County of Clay )

I, Diana Garrett, a notary public of said county and state, hereby certify that JAMES E. MUDREY and wife, JUDITH A. MUDREY, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and seal, this the 5<sup>th</sup> day of March, 2020.



DIANA GARRETT  
Commission # GG 268729  
Expires January 8, 2023  
Bonded Thru Budget Notary Services

[Signature]  
Notary Public

My Commission Expires January 8, 2023