



2018004342

TRANSLYVANIA CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$540.00

PRESENTED & RECORDED:  
08-23-2018 04:43:14 PM

CINDY M OWNBEY  
REGISTER OF DEEDS

BY: KARIN SMITH  
DEPUTY REGISTER OF DEEDS

BK: DOC 853

PG: 556-558

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 540.00

Parcel Identifier No. 9515-06-1443 Verified by Transylvania County on the 23 day of August, 2018  
By: RL

Mail/Box to: The Neumann Law Firm, PLLC, 9 Park Place West, Ste 102, Brevard, NC 28712

This instrument was prepared by: The Neumann Law Firm, PLLC, 9 Park Place West, Ste 102, Brevard, NC 28712 18-624

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 23rd day of August, 2018, by and between

**GRANTOR**  
WILLIAM ALVIS SIMS, JR., a single man  
554 PISGAH FOREST DRIVE  
PISGAH FOREST, NC 28768

**GRANTEE**  
ERIC SULLIVAN, a single man  
554 PISGAH FOREST DRIVE  
PISGAH FOREST, NC 28768

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the City of \_\_\_\_\_, 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 Book 610 page 763.

All or a portion of the property herein conveyed X includes or     does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 5 page 68-68B.

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:

Restrictive covenants recorded in BOOK 479, PAGE 374, and BOOK 549, PAGE 593, Transylvania County Registry.

Easements and Restrictions of record.

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

By: \_\_\_\_\_ (Entity Name) William Alvis Sims, Jr. (SEAL)  
Print/Type Name: WILLIAM ALVIS SIMS, JR.

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

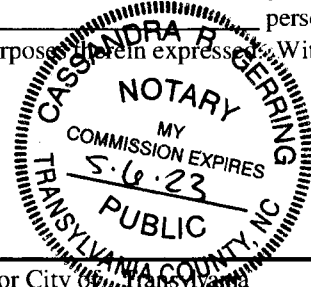
By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

State of North Carolina - County or City of Transylvania

I, the undersigned Notary Public of the County or City of Transylvania and State aforesaid, certify that WILLIAM ALVIS SIMS, JR. personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 23rd day of August, 20 18.

My Commission Expires: 5.6.23  
(Affix Seal)



Cassandra R Gering  
Cassandra R Gering Notary Public  
Notary's Printed or Typed Name

State of North Carolina - County or City of \_\_\_\_\_

I, the undersigned Notary Public of the County or City of Transylvania and State aforesaid, certify that \_\_\_\_\_ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 23rd day of \_\_\_\_\_, 20 \_\_\_\_.

My Commission Expires: \_\_\_\_\_  
(Affix Seal)

\_\_\_\_\_  
Notary Public  
Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_

I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ personally came before me this day and acknowledged that \_\_\_\_\_ he is the \_\_\_\_\_ of \_\_\_\_\_, a North Carolina or \_\_\_\_\_ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, \_\_\_\_\_ he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

My Commission Expires: \_\_\_\_\_  
(Affix Seal)

\_\_\_\_\_  
Notary Public  
Notary's Printed or Typed Name

Prepared by: **Neumann & Associates Law Firm, PLLC**  
**David C. Neumann 18-624**

**EXHIBIT "A"**

**BEING all of Lot 11 of Pisgah Forest Farms Subdivision as shown on a plat recorded in Plat Book 5, pages 68-68A and 68B, Transylvania County Registry, reference to which is hereby made for a more complete description thereof.**

**Subject to restrictive covenants recorded in Deed Book 203, page 375, Transylvania County Registry and all amendments thereto.**

**Being all of the same property found in a deed recorded in Deed Book 242, page 231, Transylvania County Registry.**

**This conveyance is made subject to all rights-of-way of all roads which may presently traverse the property, to all road rights of way which may presently appear of record, to the rights-of-way of all utility lines which may presently traverse the property to all rights of way for public utilities which may presently appear of record.**