

2020007369TRANSYLVANIA COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX**\$1233.00**

PRESENTED & RECORDED

11/20/2020 03:53:37 PM

CINDY M OWNBEY

REGISTER OF DEEDS

BY: BETH C LANDRETH

ASSISTANT

BK: DOC 952**PG: 18 - 20****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$1,233.00

Parcel Identifier No: _____ Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Richard B. Daniel, PLLC – 4 W. Main Street, Brevard, NC 28712

This instrument was prepared by: JACK A. LYDA (DEED PREPARATION ONLY – NO TITLE SEARCH PERFORMED)

Brief description for the Index:

THIS DEED made this _____ day of November, 2020, by and between

GRANTOR	GRANTEE
ROBERT V. PORTER And wife, DENISE P. PORTER Address: P.O. Box 121797 Clermont, FL 34712	CHRISTOPHER D. IRVING And wife, MERCEDES E. IRVING Address: 7521 Bristol Lane Parkland, FL 33067

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 Transylvania County, North Carolina and more particularly described as follows:

BEING ALL of that property described on the Exhibit "A" attached hereto.

The property being transferred by this Deed does _____ or does not X include the primary residence of either Grantor. (Per N.C.G.S. §105-317.2)

The property hereinabove described was acquired by Grantor by instrument recorded in Book 321, page 141, and in Transylvania County, North Carolina Register of Deeds Office.

A map showing the above described property is recorded in Plat Slide , Transylvania County, North Carolina Register of Deeds Office.

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:

Transylvania County ad valorem taxes for 2021, and subsequent years, which are a lien, but not yet due and payable, easements, rights of way, zoning and land use, statutes, regulations and restrictions of record.

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

(Entity Name)

By: _____

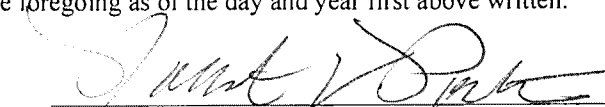
Title: _____

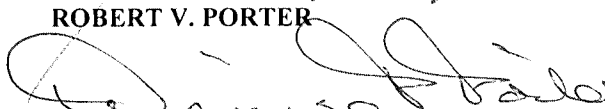
By: _____

Title: _____

By: _____

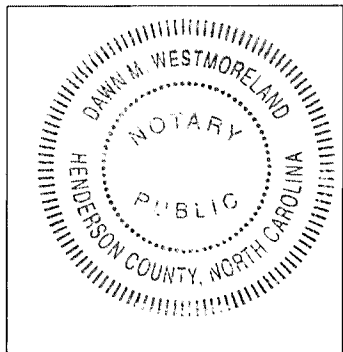
Title: _____

 (SEAL)
ROBERT V. PORTER

 (SEAL)
DENISE P. PORTER

SEAL-STAMP

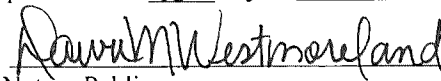
State of North Carolina – County of Henderson



I, Dawn M. Westmoreland, the undersigned Notary Public of the County and State aforesaid, certify that Robert V. Porter and Denise P. Porter Grantors, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

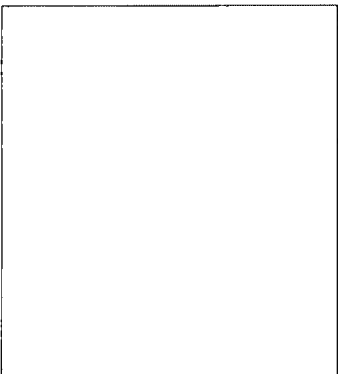
Witness my hand and Notarial stamp or seal this 16th day of November, 2020.

My Commission Expires: 10/02/2021


Notary Public

SEAL-STAMP

State of _____ - County of _____



I, _____, the undersigned Notary Public of the County 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: _____

Notary Public

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof. _____ Register of Deeds for _____ County

By: _____ Deputy/Assistant - Register of Deeds

EXHIBIT "A"

BEING all of LOT ONE (1) containing 5.921 acres, more or less, as shown on a Plat entitled "Subdivision Survey for Robert V. Porter and wife, Denise P. Porter" prepared by WNC Surveying & Mapping, dated November 11, 2020 and bearing Job No: 181007 and recorded in the Office of the Register of Deeds for Transylvania County, North Carolina at Plat File 20, Page 431; reference being made to said recorded Plat for a full and complete metes and bounds description of said tract, pursuant to North Carolina General Statutes Section 47-30(g).

SUBJECT to restrictions, easements and rights of way affecting the subject property as will appear by reference to the public records and any amendments thereto in the Transylvania County, North Carolina Register of Deeds Office.

BEING a portion of that property conveyed in a deed from Lovelace A. Creech, an unmarried widow to Robert V. Porter and wife, Denise P. Porter recorded November 30, 2005 in Book 321, Pages 141-143, in the Transylvania County, North Carolina Register of Deeds Office.