



2020006833

TRANSYLVANIA CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

11-04-2020 09:11:35 AM

CINDY M OWNBEY

REGISTER OF DEEDS

BY: BETH C LANDRETH

ASSISTANT

BK: DOC 948

PG: 619-620

TG 11-4-2020

Doc Stamps \$0

Prepared by: B.B. Massagee III
Deed Prep'n Only

This instrument is prepared by B. B. Massagee, III, a licensed North Carolina attorney. Delinquent taxes, if any are to be paid by the party of the second part and his closing attorney to the County Tax Collector upon disbursement of closing proceeds.

STATE OF NORTH CAROLINA

SPECIAL WARRANTY DEED

COUNTY OF TRANSYLVANIA

THIS DEED is made and entered into this 2 day of ~~October~~ ^{November}, 2020, by and between Eddythe Lynn Ashe, also known as Edith L. Ashe, separated (hereinafter referred to as the "party of the first part" and having a mailing address of 450 Old Linville Road, Marion, N.C. 28752) and Randall Eversman Ashe, separated (the "party of the second part" and having a mailing address of 172 Little Egypt Road, Brevard, N.C. 28712);

WITNESSETH:

Pursuant to the Partial Settlement Consent Order entered on ~~October~~ ^{November} 2, 2020 in the civil action between the parties hereto in File No. 17 CVD 2150 of the Henderson County District Court, the party of the first part does hereby grant and convey unto said party of the second part, his heirs and assigns, all of the party of the first part's right, title and interest in and to real property lying and being in Transylvania County, North Carolina, more particularly described as follows:

Being all of that property that was conveyed to the parties hereto by deed recorded in Deed Book 244, Page 804, Transylvania County Registry. Also being all that property conveyed to the parties hereto by deed recorded in Deed Book 247, Page 518, Transylvania County Registry.

TO HAVE AND TO HOLD the aforesaid real property, together with all privileges and appurtenances thereunto belonging, to the said party of the second part, his heirs and assigns, in fee simple forever.

AND the party of the first part covenants with the party of the second part that the party of the first part has done nothing to impair such title as the party of the first part received, and the party of the first part will warrant and defend the title against the lawful claims of all persons claiming by, under or through the party of the first part, except for the ad valorem property taxes owed or constituting a lien thereon.

The real property conveyed herein does not include the present primary residence of the party of the first part. The parties acknowledge that the party of the second part has been in possession of the real property since the parties' separation.

IN TESTIMONY WHEREOF, said party of the first part has hereunto set her hand and seal the day and year first above written.

Eddythe Lynn Ashe (SEAL)
Eddythe Lynn Ashe

STATE OF NORTH CAROLINA

COUNTY OF Henderson

I, a Notary Public of the County and State aforesaid, certify that Eddythe Lynn Ashe personally appeared before me this day and acknowledged her voluntary execution of the foregoing instrument for the purpose stated therein. Witness my hand and official stamp or seal, this 29 day of October, 2020.

My Commission Expires: 8-14-24

Jessica Livingston
Notary Public

JESSICA LIVINGSTON
Notary Public
State of North Carolina
Henderson County