

2022006324

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

\$680.00

PRESENTED & RECORDED
10/06/2022 12:19:02 PM

BETH C LANDRETH

REGISTER OF DEEDS

BY: KARIN SMITH

ASSISTANT

BK: DOC 1055

PG: 784 - 786

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$680.00

Parcel Identifier No. 8540-21-2529-000 Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail/Box to: Goosmann Rose Colvard & Cramer, PA, 77 Central Avenue, Suite H, Asheville, NC 28801, Box # 81

This instrument was prepared by: Goosmann Rose Colvard & Cramer, P.A., 77 Central Ave, Suite H, Asheville, NC 28801 Box # 81 (22-5191)

Brief description for the Index: _____

THIS DEED made this 4 day of October, 2022, by and between

GRANTOR

GRANTEE

Kadie C. Sanders, an unmarried person, and Todd A. Rhame,
an unmarried person
PO Box 1204
Rosman, NC 28772

Jennifer Suzanne McCoy and Garrison Reed Adams, as Joint
Tenants with Right of Survivorship
102 Brandy Court
Summerville, SC 29485

GRA JSM

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

See **Exhibit A** attached hereto and incorporated herein by reference. This instrument was prepared by Matthew Willett, a licensed NC attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds. The property hereinabove described was acquired by Grantor by instrument recorded in Book 878 page 605.

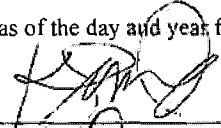
All or a portion of the property herein conveyed ____ includes or ____ does not include the primary residence of a Grantor.

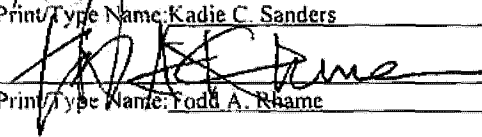
A map showing the above described property is recorded in Plat File 4 Slide 538.

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: Those matters set forth in the description for the property; easements and rights of way of record or in place; restrictive covenants of record; the use provisions of any governmental ordinance affecting the property and taxes for the current year.

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

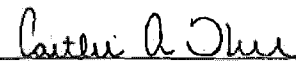

 _____ (SEAL)
 Print/Type Name: Kadie C. Sanders


 _____ (SEAL)
 Print/Type Name: Todd A. Rhame

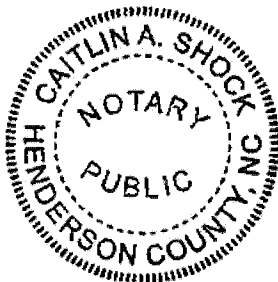
State of North Carolina – County of ~~Buncombe~~ Henderson

I, the undersigned Notary Public of the County and State aforesaid, certify that Kadie C. Sanders and Todd A. Rhame 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 4th day of October, 2022.

My Commission Expires: 10/12/2026
4/17/2026



 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 29 of Round Mountain Central as shown on that plat recorded in Plat File 4, at Slide 538 of the Transylvania County, NC Register's Office; reference to which Plat is hereby made for a more particular description of said Property.

Together with a right-of way to the public road over and along Line Runners Road and the other private roads which now connect the land hereinabove described with the public road, said right-of way to be for road purposes and to be for travel of all kinds, on foot and with all types of vehicles, with the right of ingress, egress and regress over and along the same in common with all others entitled to the use thereof.

This conveyance is made subject to the following: (1) the rights-of way of all roads which may currently traverse the property; (2) the rights-of way of all utility lines which may currently traverse the property; (3) all rights-of-way for public utilities which may currently appear of record; (4) all easements and other matters shown on the recorded plat hereinabove referred to; and (5) the Declaration of Restrictions which is attached to and incorporated by reference into the deed recorded in Book 359, page 536, hereinabove referred to.

The above-described property being all of that property conveyed in that deed recorded in Record Book 878, at Page 605 of the Transylvania County, NC Register's Office.

TAR

GRA
jsm

KCS