



2019002336

TRANSYLVANIA CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$551.00

PRESENTED & RECORDED
05-10-2019 04:17:24 PM
CINDY M OWNBEY
REGISTER OF DEEDS
BY: D REE MCCALL
DEPUTY REGISTER OF DEEDS

BK: DOC 879
PG: 353-355

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$551.00 Return after recording to: The Neumann Law Firm
Brief description for the Index: Scarlett Drive
This Deed was prepared by: Donald E. Jordan, Attorney at Law
This property does include the primary residence of Grantor

TG 5-10-19

This DEED is made this 7th day of May, 2019, by and between:

GRANTOR: **LAUREN B. BEISSINGER, unmarried**
Grantor's Address: P.O. Box 95, Brevard, NC 28712

GRANTEE: **KAREN A. MILAZZO and**
JOHN T. MILAZZO,
Wife and Husband
Grantee's Address: *1489 Lynn Road Columbus SC 28722*

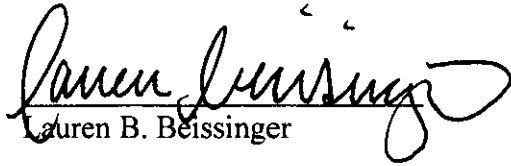
The designation Grantor and Grantee in this Deed shall include the parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

The Grantor, for a valuable consideration paid by the Grantee (the receipt of which is acknowledged) grants, bargains, sells and conveys to the Grantee in fee simple, all of the lot or parcel of land located in Brevard Township, Transylvania County, North Carolina, and as is described in the attached Exhibit "A." This is all of the same property acquired by Grantor by Deed recorded in Document Book 754, Page 411 and Document Book 689, Page 91 Transylvania County Registry. This conveyance is made subject to easements and rights of way of record, to any covenants of record, and to real property taxes for the current year.

THIS CONVEYANCE IS MADE FOR THE GRANTEE TO HAVE AND TO HOLD the Property and all privileges and appurtenances belonging to the Property in fee simple.

The Grantor covenants with the Grantee that Grantor is seized of the Property 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, subject only to the stated exceptions.

Grantor is signing this Deed as of the date specified above.

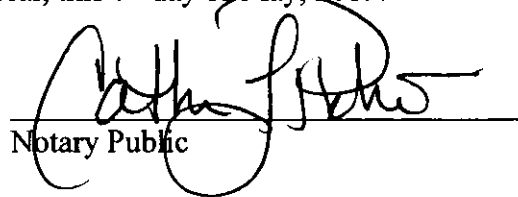

Lauren B. Beissinger

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, Catherine L. Plauché, a Notary Public of the specified County and State, certify that Lauren B. Beissinger, personally appeared before me this day and acknowledged the voluntary execution of this Deed.

Witness my signature and official stamp or seal, this 7th day of May, 2019.

My commission expires: May 24, 2022


Notary Public

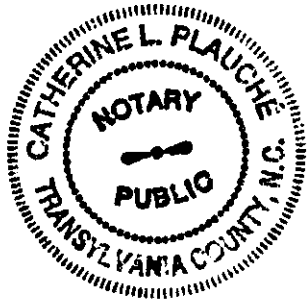


EXHIBIT "A"

BEGINNING at a point in the center of Scarlett Drive, being the Northwestern corner of Lot No. 6 of Fernwoode Subdivision heretofore optioned to Melvin Barton, and runs thence with the center of Scarlett Drive, North 18 deg. 10 min. West 100 feet; thence with the line of Lot No. 4, North 49 deg. 10 min. East 215.84 feet (crossing an iron pipe 22.92 feet from the center of Scarlett Drive) to a point in the center of an unnamed street; thence with the center of said unnamed street; thence with the center of said unnamed street, South 45 deg. 45 min. East 149.54 feet; thence still with the center of said unnamed street South 62 deg. 50 min. East 49.10 feet; thence with the line of Lot No, 6 South 68 deg. 53 min. West 303.35 feet (crossing an iron pipe 27.46 feet from the center of Scarlett Drive) to the point of BEGINNING.

BEING all of Lot 5 of Fernwoode Subdivision, as shown on the plat of a survey, dated March 10, 2014, prepared by E. Roger Raxter, PLS, for Lauren Beissinger, recorded in Plat File 16, Slide 48, Records of Plats for Transylvania County, in the office of the Register of Deeds, Transylvania County, North Carolina.

Together with and subject to all rights of way, easements and restrictions of record.