

2022005306

TRANSYLVANIA COUNTY NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 08/19/2022 11:17:27 AM

BETH C LANDRETH
 REGISTER OF DEEDS
 BY: KARIN SMITH
 ASSISTANT
BK: DOC 1049
PG: 676 - 678

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$00.00

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

Mail/Box to: Ramsey, Pratt & Camenzind, P.A., 35 North Gaston Street, Brevard, NC 28712

This instrument was prepared by: MICHAEL K. PRATT - No Title Search Performed by Preparer

Brief description for the Index: _____

THIS DEED made this 18 day of August, 2022, by and between

GRANTOR	GRANTEE
JANET S. SHEPHERD (Unmarried)	JANET S. SHEPHERD, as Trustee of The Janet S. Shepherd Revocable Trust u/a/d _____, 2022
196 Broadview Circle Brevard, NC 28712	196 Broadview Circle Brevard, NC 28712

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 the City of Brevard, Transylvania County, North Carolina and more particularly described as follows:

BEING ALL OF THE SAME LAND DESCRIBED ON THE PAGE WHICH IS ATTACHED HERETO, DESIGNATED AS EXHIBIT "A" AND INCORPORATED HEREIN BY REFERENCE.

The property herein conveyed includes the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ page _____.
 A map showing the above described property is recorded in Plat File _____ Slide _____.

Submitted electronically by "Ramsey, Pratt & Camenzind, P.A."
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Transylvania County Register of Deeds.

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:

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

Janet S. Shepherd (SEAL)
Janet S. Shepherd

State of North Carolina - County of TRANSYLVANIA

I, the undersigned Notary Public of the State and County aforesaid, certify that Janet S. Shepherd (Unmarried), 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 18 day of August, 2022.

Alisa L. Bell
Signature of Notary Public

My commission expires: 4/20/26

Alisa L. Bell
Printed or typed name of Notary Public

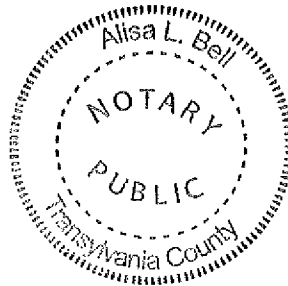


EXHIBIT "A" TO A DEED FROM JANET S. SHEPHERD (UNMARRIED), TO JANET S. SHEPHERD, AS TRUSTEE OF THE JANET S. SHEPHERD REVOCABLE TRUST

Being all of the same land and other matters described in a deed from Thompson to Shepherd, recorded in Document Book 89, Page 460, of the Transylvania County Registry on February 20, 2002.

Being all of Lots 16 and 16A of Broadview Estates.

Albert Luck Shepherd, III, is deceased and the Grantor herein is his widow, Janet Seay Shepherd.

No party dealing with the Trustee in relation to the property in any manner whatsoever and without limiting the foregoing, no party to whom the property or any part thereof or any interest therein shall be conveyed, contracted to be sold, leased or mortgaged by the Trustee shall (a) be obliged (1) to see to the application of any purchase money, rent or money borrowed or otherwise advanced on the property; (2) to see that the terms of the Trust have been complied with; (3) to inquire into the authority, necessity or expediency of any act of the Trustee; or (b) be privileged to inquire into any of the terms of the Trust Agreement.