

2022004993

TRANSYLVANIA COUNTY NC FEE \$26.00

STATE OF NC REAL ESTATE ECTX

\$887.00

PRESENTED & RECORDED

08/04/2022 11:43:59 AM

BETH C LANDRETH

REGISTER OF DEEDS

BY: KARIN SMITH

ASSISTANT

BK: DOC 1047**PG: 699 - 701****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 887.00

Parcel Identifier No. 8585-22-8063-000 Verified by _____ County on the ____ day of _____, 20____
 By: _____

Mail/Box to: Ramsey, Pratt & Camenzind, P.A., 35 N. Gaston St., Brevard, NC 28712This instrument was prepared by: Brian P. Philips, 30 N. Country Club Road, Brevard, NC 28712

Brief description for the Index: _____

THIS DEED made this 1st day of August, 20 22, by and between

GRANTOR
 Marion J. Nesmith, Jr. and wife,
 Lynne M. Stricker
 1794 Millview Drive
 Marietta, GA 30062

GRANTEE
 Greta Dean, Trustee of the Greta Dean Trust
 dated May 7, 2019
 5860 Pine Tree Drive
 Boynton Beach, FL 33436

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:

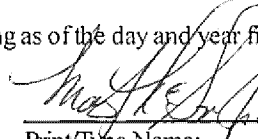
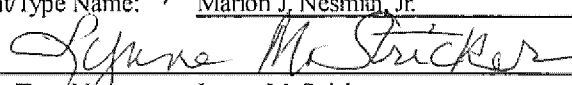
SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

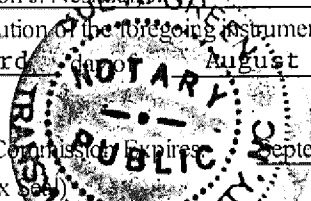
Submitted electronically by "Ramsey, Pratt & Camenzind, P.A."
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Transylvania County Register of Deeds.

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.

 (SEAL)
 Print/Type Name: Marion J. Nesmith, Jr.
 (SEAL)
 Print/Type Name: Lynne M. Stricker

State of North Carolina - County or City of Transylvania
 I, the undersigned Notary Public of the County or City of Transylvania and State aforesaid, certify that
Marion J. Nesmith, Jr. 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
3rd day of August, 2022

 My Commission Expires: September 3, 2022
 (Affix Seal) Sue A. Green Notary Public
 Notary's Printed or Typed Name

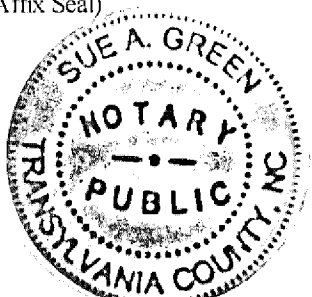
State of North Carolina - County or City of Transylvania
 I, the undersigned Notary Public of the County or City of Transylvania and State aforesaid, certify that
Lynne M. Stricker personally appeared before me this day and acknowledged the due
 execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this
3rd day of August, 2022

 My Commission Expires: September 3, 2022
 (Affix Seal) Sue A. Green Notary Public
 Notary's Printed or Typed Name

EXHIBIT "A" TO A DEED FROM NESMITH AND STRICKER, TO DEAN TRUSTEE

Being all of the same land described in a deed from John L. Morrow and wife, Amy V. Morrow, to Marion J. Nesmith, Jr., and wife, Lynne M. Stricker, dated January 18, 2002, and recorded in the office of the Register of Deeds for Transylvania County in Document Book 84, page 643, said land being more particularly described in said deed as follows:

BEING all of the 0.548 acre parcel together with the 0.021 acre parcel designated as "Gap" between the property and the right-of-way of property more particularly described on a plat of a survey of property for "Lynne M. Stricker and Marion J. Nesmith" by Clarence A. Jenkins, P.L.S. and recorded in Plat File 9, Slide 539, Records of Plats for Transylvania County, North Carolina.

Subject to restrictive covenants recorded in Book 56, Page 219, and Book 58, Page 328, Transylvania County Registry.

Subject to the rights-of-way of all roads which may presently traverse the property, to all road rights-of-way which may presently appear of record, to the rights-of-way of all utility lines which may presently traverse the property and to all rights-of-way for public utilities which may presently appear of record.

Warranties of title do not apply to the 0.021 acre parcel known as the "Gap" on the recorded plat above referred to. The Grantors hereby quit-claim any right, title and interest in and to the 0.021 acre parcel as shown on the recorded plat to the Grantees..