

2022001756TRANSYLVANIA COUNTY NC FEE \$26.00
NO TAXABLE CONSIDERATIONPRESENTED & RECORDED
03/18/2022 08:44:41 AM**CINDY M OWNBEY**

REGISTER OF DEEDS

BY: KARIN SMITH

DEPUTY REGISTER OF DEEDS

BK: DOC 1028**PG: 704 - 706**

Excise Tax \$0.00 (Deed of Gift)

Parcel Identifier No. 8574-41-8988-000

Mail after recording to: Mary Robinson Hervig, Esq., Roberts & Stevens, P.A., P.O. Box 7647,
Asheville, NC 28802This instrument was prepared by Mary Robinson Hervig, Esq. of Roberts & Stevens, P.A., a
licensed North Carolina attorney.Delinquent taxes, if any, to be paid by the Closing attorney to the county tax collector upon
disbursement of closing proceeds.**NORTH CAROLINA GENERAL WARRANTY DEED**

(No title work performed by preparer)

THIS DEED made this 17th day of March, 2022, by and between

GRANTORS	GRANTEES
Neil Schwab and spouse, Nila Schwab	Daniel R. Schwab and spouse, Emily A. Schwab
Address: P.O. Box 152 Brevard, NC 28712	Address: 11 Overcrest Circle Brevard, NC 28712

The designation Grantors and Grantees 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, for and in consideration of the love and affection of the Grantors for the Grantees,
have and by these presents do give, grant, bargain, sell and convey unto the Grantees in fee simple,
all of that certain lot or parcel of land situated in Transylvania County, North Carolina and more
particularly described as follows:BEING all of Lot 26 of Windover Farms Subdivision as shown on a Plat thereof
recorded in Plat File 3, Slide 196, 196A and 196B, records of plats for Transylvaniasubmitted electronically by "Roberts & Stevens PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Transylvania County Register of Deeds.

County in the office of the Register of Deeds for Transylvania County, North Carolina.

There is also conveyed hereby and herewith a right-of-way to Island Ford Road (Secondary Road 1110) over and along the private roads and road right-of-way shown on the recorded Plat hereinabove referred to.

THIS IS A DEED OF GIFT.

The property hereinabove described being all of the property acquired Grantor Neil Schwab by instrument recorded in Book 866 at Page 373, Transylvania County Registry.

A map showing the above described property is recorded in Plat File 3, Slide 196, 196A and 196B, Transylvania County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple.

And Grantor Neil Schwab covenants with the Grantees that he 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 he will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is together with and subject to the following exceptions:

- (1) Easements, restrictions, and rights of way, in each case, whether of record, apparent or in use;
- (2) Ad valorem taxes for 2021 and subsequent years; and,
- (3) Any local, county, state or federal laws, ordinances or regulations relating to zoning, environment, subdivision, occupancy, use, construction or development.

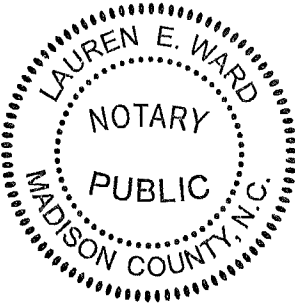
Grantor Nila Schwab joins this Deed solely for the purpose of waiving any marital interest that she may have in the property.

All or part of the property herein conveyed does not include the primary residence of a Grantor.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, the day and year first above written.

Neil Schwab (SEAL)
Neil Schwab

Nila Schwab (SEAL)
Nila Schwab

<p>SEAL-STAMP</p> 	<p>NORTH CAROLINA, Buncombe County</p> <p>The undersigned, a Notary Public, certifies that Neil Schwab and Nila Schwab appeared before me on the 17th day of March, 2022, and being by me duly sworn, acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed. Witness my hand and official stamp or seal, this 17th day of March, 2022.</p> <p><u><i>Lauren E. Ward</i></u> Notary Public</p> <p>My commission expires: <u>10/7/2022</u></p>
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