

**2021002412**TRANSYLVANIA CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT X**\$962.00**

PRESENTED & RECORDED

03-26-2021 03:11:43 PM

CINDY M OWNBEY

REGISTER OF DEEDS

BY KARIN SMITH
DEPUTY REGISTER OF DEEDS**BK: DOC 973****PG: 799-802****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$962.00

Return after recording to: Donald Jordan

Brief description for the Index: Lots, 14, 15, 15-A, 16 & 20, Sec 8, Indian Lake Estates

This Deed was prepared by: Donald E. Jordan, Attorney at Law

This property does not include the primary residence of Grantor

3/26/21
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This DEED is made this 23rd day of March, 2021, by and between:

GRANTOR: **JOHN T. McCLUNG and ANNE E. McCLUNG,**
Co-Trustees of the John and Anne McClung
Living Trust dated January 7, 2015
(see EXHIBIT B for Trust Certification)

Grantor's Address: 150 Holly Springs Road, Etowah, NC 28729

GRANTEE: **GEORGE FLESZAR and**
REGINA FLESZAR,
Husband and Wife

Grantee's Address: 316 Mill View Way, Ponte Vedra Beach, FL 32082

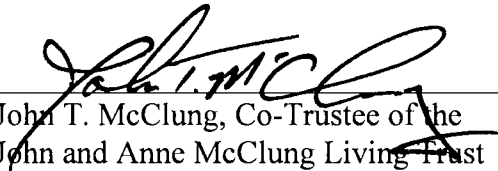
The designation Grantor and Grantee in this Deed shall include the parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

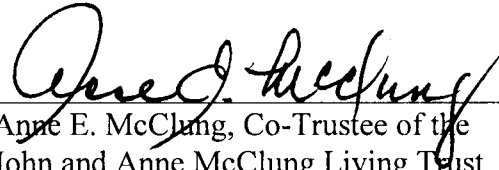
The Grantor, for a valuable consideration paid by the Grantee (the receipt of which is acknowledged) grants, bargains, sells and conveys to the Grantee in fee simple, all of the lot or parcel of land located in Hogback Township, Transylvania County, North Carolina, and as is described in the attached Exhibit A. This is the same property acquired by Grantor by Deeds recorded in Document Book 715, Page 777 and Document Book 942, Page 509, 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.


John T. McClung, Co-Trustee of the
John and Anne McClung Living Trust
dated January 7, 2015


Anne E. McClung, Co-Trustee of the
John and Anne McClung Living Trust
dated January 7, 2015

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, Donald E. Jordan, a Notary Public of the specified County and State, certify that John T. McClung and Anne E. McClung, as Co-Trustees of the John and Anne McClung Living Trust dated January 7, 2015, personally appeared before me this day and acknowledged the voluntary execution of this Deed.

Witness my signature and official stamp or seal, this 25th day of March, 2021.

My commission expires: August 30, 2024


Notary Public

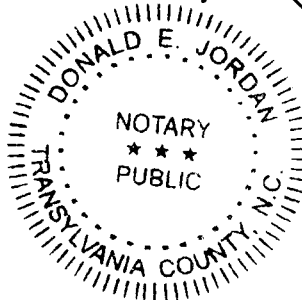


EXHIBIT A - LEGAL DESCRIPTION

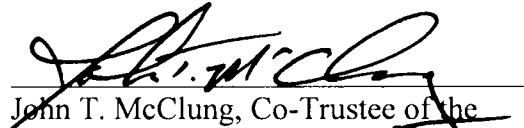
All of Lots 14, 15, 15-A and 16 in Section 8 of Indian Lake Estates Subdivision, according to the plat recorded in Plat File 7, Slide 792, and all of Lot 20 Revised (containing 0.80 acres) in Section 8 of Indian Lake Estates Subdivision, according to the plat recorded in Plat File 20, Slide 107, Records of Plats for Transylvania County in the office of the Register of Deeds for Transylvania County, North Carolina.


This conveyance is made subject to the Declaration of Restrictive Covenants for Indian Lake Estates, as originally recorded in Deed Book 281, Page 161 of the Transylvania County Registry, and as the Covenants have since been supplemented, amended, and restated in Document Book 26, Page 2, Transylvania Count Registry.

EXHIBIT B - TRUST CERTIFICATION

Pursuant to NCGS §36C-10-1013 and related Trust laws, Grantor makes the following certifications with respect to the John and Anne McClung Living Trust dated January 7, 2015:

1. The Trust has not been revoked or modified in any way which would make these certifications incorrect, and it remains in full force and effect.
2. John T. McClung and Anne E. McClung are the Settlers of the Trust and are acting as the sole Trustees. The Trust can be amended or revoked at any time by the Settlers.
3. The Trust provides the Trustees with the power to sell and convey the real property conveyed by this Deed.
4. The taxpayer identification number for the Trust will be made available to appropriate parties upon request.


 John T. McClung, Co-Trustee of the
 John and Anne McClung Living Trust
 dated January 7, 2015

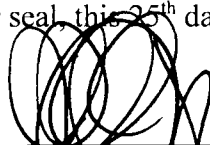

 Anne E. McClung, Co-Trustee of the
 John and Anne McClung Living Trust
 dated January 7, 2015

STATE OF NORTH CAROLINA
 COUNTY OF TRANSYLVANIA

I, Donald E. Jordan, a Notary Public of the specified County and State, certify that John T. McClung and Anne E. McClung, as Co-Trustees of the John and Anne McClung Living Trust dated January 7, 2015, personally appeared before me this day and, after being duly sworn, swore or affirmed that the contents of the foregoing are true and correct.

Witness my signature and official stamp or seal, this 25th day of March, 2021.

My commission expires: August 30, 2024


 Notary Public

