

2021008287

TRANSYLVANIA COUNTY NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

\$620.00

PRESENTED & RECORDED

11/01/2021 02:25:20 PM

CINDY M OWNBEY

REGISTER OF DEEDS

BY: BETH C LANDRETH

ASSISTANT

BK: DOC 1008**PG: 805 - 807****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$620.00

Parcel Identifier No.: 8585-48-0910-000

Mail after recording to: : The Neumann Law Firm, PLLC, 9 Park Place West, 102, Brevard, NC 28712

This instrument was prepared by: The Neumann Law Firm, PLLC, 9 Park Place West, 102, Brevard, NC 28712

Brief Description from the Index: #356 South Broad

THIS DEED made this October 13, 2021, by and between

GRANTOR	GRANTEE
Sherry P. Hunter, single 95 Duncan Knob Rd Rosman, NC 28772	VA GOV Housing, LP 444 South Broad St. 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 City of Brevard, Transylvania County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

The property herein described ☐ is or ☒ is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 626, Page 709, Transylvania County Registry.

21-1166


Submitted electronically by "The Neumann Law Firm"
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 except for the exceptions hereinafter stated.


Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

 (SEAL)
Sherry P. Hunter

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, Domonique L. Lobdell, Notary Public, do hereby certify that Sherry P. Hunter personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
Witness my hand and official seal this 19 day of October, 2021.


Official Signature of Notary
Printed or typed name of Notary Domonique L. Lobdell

My Commission Expires: September 23, 2024

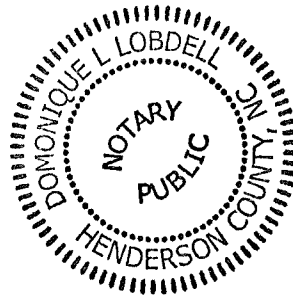


Exhibit "A"

BEGINNING at an existing iron pipe in the western margin of a concrete walk on the western side of South Broad Street, said iron pipe marking the Southeastern corner of the Mull property described in Deed Book 187, page 150 and the northeastern corner of the property described in Deed Book 372, page 429, Transylvania County Registry and runs thence from said beginning with the western margin of the concrete sidewalk, South 3 deg. 00 min. 00 sec. East 100.50 feet to the new iron pipe; thence leaving said sidewalk on South Broad Street, South 86 deg. 49 min. 50 sec. West 94.93 feet to an existing iron pipe; thence North 01 deg. 20 min. 05 sec. West 100.82 feet to an existing iron pipe; thence North 87 deg. 00 min. 00 sec. East 92 feet to the beginning and containing 0.22 acres more or less, according to a survey by Clarence A. Jenkins, RLS, dated March 25, 1996 and identified as Survey 96-080 and updated April 10, 1997.

Being the same property described in Deed Book 372, page 529, Transylvania County Registry.

Together with and subject to any and all easements and rights of way, appurtenant to the Grantor herein and specifically subject to a right of way along the present driveway running from South Broad Street to the westerly portion of Lot No. 5 for the joint use as a driveway by the parties owning the adjoining Lot and the Grantors in that certain deed from George Randolph Lawrence, single, and Mae Osteen Smith to D.C. Dills and wife, Nancy W. Dills, dated April 27, 1981 and recorded in Book 248, page 005, Transylvania County Registry, reference to which is hereby made.

This conveyance is made subject to all 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 to all rights of way for public utilities which may presently appear of record.

Tax Parcel Number: 8585-48-0910-000

Property Address: 444 South Broad Street, Brevard, NC 28712