

**2021009066**TRANSYLVANIA CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX**\$649.00**

PRESENTED & RECORDED:

12-01-2021 04:08:29 PM

CINDY M OWNBEY
REGISTER OF DEEDSBY: BETH C LANDRETH
ASSISTANT**BK: DOC 1013****PG: 502-505****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$649.00

Return after recording to: Donald E. Jordan, 4 West Main Street, Brevard, NC 28712

This Deed was prepared by: Richard B. Daniel, Attorney at Law

Brief description for the Index: Unit 316, French Broad Place

This property does not include the primary residence of Grantor

PIN# 8586-51-6970-316

ATH 12/01/2021

This DEED is made this 29th day of November, 2021, by and between:

GRANTOR: **DONALD LEE SPARKS and KATHERINE ANNE
SAENGER, Married to Each Other**

Grantor's Address: 191 Smith Street, Charleston, SC 29403

GRANTEE: **JEAN P. GATES, Trustee of the Jean P. Gates Trust Dated
January 27, 2021**

Grantee's Address: 29 West French Broad Street, Unit 316, Brevard, NC 28712

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 the City of Brevard, Transylvania County, North Carolina, and as is described in the attached Exhibit A. This is all of the same property acquired by Grantor by Deed recorded in Document Book 943, Page 309, 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.

Donald Lee Sparks
Donald Lee Sparks

(see additional signature page)
Katherine Anne Saenger

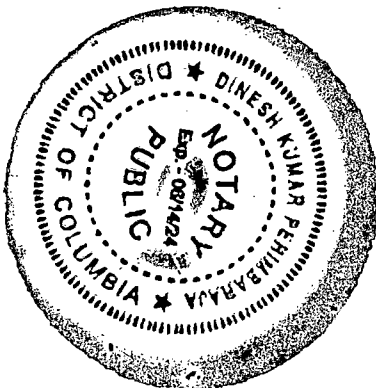
STATE OF District of Columbia
COUNTY OF Washington

I, Dinesh Kumar Perimbarama, Notary Public, do hereby certify that Donald Lee Sparks personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

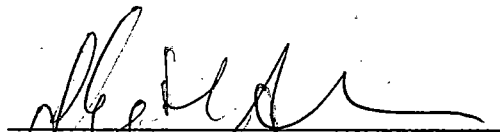
Witness my hand and official seal this 30th day of November, 2021.

Dinesh Kumar Perimbarama
Official Signature of Notary

My Commission Expires: June 14 2024



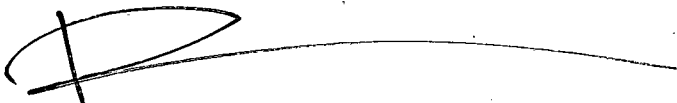
ADDITIONAL SIGNATURE PAGE TO DEED FROM SPARKS AND SAENGER TO GATES
TRUST


Katherine Anne Saenger

STATE OF SC
COUNTY OF Charleston

I, Deanna McPhillips, Notary Public, do hereby certify that Katherine Anne Saenger personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 30 day of Nov, 2021.


Official Signature of Notary

My Commission Expires: 06/01/2024

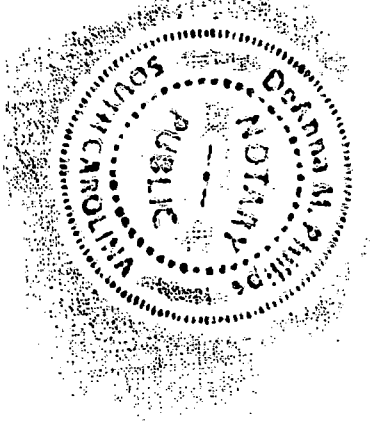


EXHIBIT "A"

Condominium Unit No. 316 of French Broad Place Condominiums, as described in the Declaration for the French Broad Place Condominiums recorded in Document Book 502, Page 593, Transylvania County Registry, with an Amendment recorded in Book 673, Page 441, and all exhibits attached to those instruments, and as shown on the Plans recorded in Plat File 13, Slides 139-144.

Together with an undivided 1.2864 percent interest in the common areas and facilities of French Broad Place Condominiums, as set forth in the Declaration.

Tax Parcel Number: 8586-51-6970-316

Property Address: 29 West French Broad Street, Unit 316, Brevard, NC 28712