


**2019003127**TRANSYLVANIA CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$326.00**

PRESENTED &amp; RECORDED:

06-24-2019 12:08:10 PM

CINDY M OWNBEY  
REGISTER OF DEEDSBY: KARIN SMITH  
DEPUTY REGISTER OF DEEDS**BK: DOC 884****PG: 265-267****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$326.00

Parcel Identifier No. a portion of 8595-76-3132 Verified by \_\_\_\_\_ County on the 24 day of June,  
2019By: Mail/Box to: Brian P. Philips, PA, 30 N. Country Club Rd., Brevard NC 28712This instrument was prepared by: David C. Neumann, Attorney at Law (19-637) no title search performedBrief description for the Index: 120 Madeline Lane, Pisgah Forest NC 28768THIS DEED made this 13<sup>th</sup> day of June by and between

GRANTOR	GRANTEE
<p><b>Emily Beth DeBoer, single</b></p> <p><b>12871 Windy Ridge Dr.</b> <b>Caledonia MI 49316</b></p>	<p><b>Phillip John and wife,</b> <b>Tiffany John</b></p> <p><b>10318 Ridge Lane</b> <b>Huntley IL 60142</b></p>

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 Dunns Rock Township, Transylvania County, North Carolina and more particularly described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE**The property hereinabove described was acquired by Grantor by instrument recorded in Document 781, page 623.



**EXHIBIT "A"**

BEING all that 2.78-acre parcel of property, in Timber Ridge Subdivision as surveyed by E. Roger Raxter, PLS on May \_\_\_\_, 2019 and recorded in Plat File 19, Slide 164 Transylvania County Registry.

Subject to the Declaration of Restrictive and Protective Covenants for Timber Ridge recorded in Document Book 418, page 282, Transylvania County Registry, North Carolina, and also subject to the First Amendment to Declaration of Restrictive and Protective Covenants for Timber Ridge recorded in Document Book 480, page 637, Transylvania County Registry, North Carolina and the Second Declaration of Restrictive and Protective Covenants for Timber Ridge recorded in Document Book 494, page 165, Transylvania County Registry.