

**2022000662**

TRANSYLVANIA COUNTY NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED &amp; RECORDED

02/01/2022 12:12:59 PM

**CINDY M OWNBEY**

REGISTER OF DEEDS

BY: KARIN SMITH

DEPUTY REGISTER OF DEEDS

**BK: DOC 1021****PG: 797 - 800**

Commitment Number: 29138025

Seller's Loan Number: 104495819

**NORTH CAROLINA QUITCLAIM DEED**

Excise Tax:0.00

Recording Time, Book and Page

Exempt: Section 105-228.29(5): This deed is exempt from transfer tax pursuant to North Carolina Code Section 105-228.29(5) because this conveyance is a gift.

Tax Lot No. \_\_\_\_\_ Parcel Identifier No. **9508139401000**  
 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_  
 by \_\_\_\_\_

Mail after recording to **DERRICK T. WOODBURY and MELISSA R. WOODBURY, 28 Elise Dr., Pisgah Forest, NC 28768**

This instrument prepared by Jay A. Rosenberg, Esq., (Bar Number:50013), a licensed North Carolina Attorney, J. Rosenberg, PA, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170. Any delinquent taxes to be paid by closing attorney/settlement agent upon disbursement of closing proceeds to the county tax collector.

The existence of title insurance is unknown to the preparer. This instrument prepared by Jay A. Rosenberg, a licensed North Carolina attorney, without title examination.

THIS DEED made this DECEMBER 6, 2021, by and between

GRANTOR	GRANTEE
<b>MELISSA R. WOODBURY F/K/A MELISSA R. WILSON, married</b>	<b>DERRICK T. WOODBURY and MELISSA R. WOODBURY, husband and wife</b>

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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.

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Commitment Number: 29138025

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER  
9508139401000**

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**NORTH CAROLINA QUITCLAIM DEED**

Exempt: Section 105-228.29(5): This deed is exempt from transfer tax pursuant to North Carolina Code Section 105-228.29(5) because this conveyance is a gift.

**MELISSA R. WOODBURY F/K/A MELISSA R. WILSON**, married, hereinafter grantor, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **DERRICK T. WOODBURY** and **MELISSA R. WOODBURY**, husband and wife, as tenants by the entirety, hereinafter grantees, whose tax mailing address is **28 Elise Dr., Pisgah Forest, NC 28768**, the following real property:

**SITUATED IN THE COUNTY OF TRANSYLVANIA AND STATE OF NORTH CAROLINA.**

**BEGINNING AT AN IRON STAKE SET IN THE SOUTHERN BOUNDARY OF THE CHARLES M. TINSLEY PROEPRTY AS DESCRIBED IN DEED RECORDEDIN DEED BOOK 188, PAGE 723, HENDERSON COUNTY REGISTRY, SAID BEGINNING POINT ALSO BEING LOCATED INT HE NORTHERN BOUNDARY OF THE RONALD D. VANDERMEULEN PROPERTY AS DESCRIBED IN DEED RECORDED IN DEED BOOK 11, PAGE 576, HENDERSON COUNTY REGISTRY, AND BEING LOCATED NORTH 50 DEGREES 06'00" WEST 113.37 FEET FROM AN EXISTING IRON PIPE BEING THE NORTHEASTERN CORNER OF THE SAID VANDERMEULEN PROPERTY; THENCE SOUTH 55 DEGREES 19'00" WEST 142.66 FEET TO A IRON STAKE SET IN THE CENTERLINE OF A PROPOSTED 45 FOOT RIGHT OF WAY; THENCE SOUTH 45 DEGREES 14'50" WEST 115.43 FEET TO AN IRON STAKE SET; TEHNCE NORTH 51 DEGREES 59'14" WEST 122.36 FEET TO AN IRON STAKE SET; THENCE NORTH 27 DEGREES 45'42" EAST 277.66 FEET TO AN IRON STAKE SET IN THE SOUTHERN LINE OF THE SAID TINSLEY PROPERTY; THENCE WITH THE SOUTHERN LINE OF THE SAID TINSLEY PROPERTY, SOUTH 42 DEGREES 40'00" EAST 115.76 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 50 DEGREES 06'00" WEST 114.57 FEET TO THE POINT AND PLACE OF BEGINNING AND CONTAINING 1.00 ACRE, ACCORDING TO A SURVEY BY LAUGHTER, AUSTIN AND ASSOCIATES, P.A., DATED JUNE 26, 2006 AND BEING CAPTIONED "MAP OF SURVEY MADE FOR MELISSA H. WILSON AND MARK WILSON," AND BEING FURTHER IDENTIFIED AS JOB NUMBER 06-213.**

**THERE IS HEREBY CONVEYED AND RESERVED THE RIGHT OF INGRESS TO, EGRESS FROM AND OVER A FORTY-FIVE FOOT RIGHT-OF-WAY RUNNING FROM THE HEREIN DESCRIBED TRACT OF LAND TO NORTH CAROLINA HIGHWAY 280, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT LYING IN THE NORTHWESTERN EDGE OF THE RIGHT OF WAY OF NORTH CAROLINA HIGHWAY 280, SAID BEGINNING POINT LYING NORTH 47 DEGREES 27'36" WEST 36.35 FEET FROM A RIGHT OF WAY MONUMENT; THENCE WITH THE CENTERLINE OF SAID 45 FOOT RIGHT OF WAY THE FOLLOWING 5 CALLS AND DISTANCES: NORTH 39 DEGREES 39'09" WEST 15.72 FEET TO A POINT; ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 180.00 FEET AND AN ARC OF 49.66 FEET AND A CHORD BEARING NORTH 31 DEGREES 44'55" WEST AND WITH A LENGTH OF 49.50 FEET TO A POINT; ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 65.40 FEET AND AN ARC OF 29.48 FEET AND A CHORD BEARING NORTH 10 DEGREES 55'55" WEST AND WITH A LENGTH OF 29.23 FEET TO A POINT; NORTH 01 DEGREES 58'52" EAST 82.79 FEET TO A POINT; AND ALONG A CURVE TO THE LEFT WITH A RADIUS OF 4.40 FEET AND AN ARC LENGTH OF 11.26 FEET AND A CHORD BEARING NORTH 05 DEGREES 26'53" WEST AND WITH A LENGTH OF 11.26 FEET TO AN IRON STAKE SET IN THE SOUTHEASTERN BOUNDARY OF THE HEREIN DESCRIBED TRACT.**

Said property having been previously acquired by Grantor by:

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The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on 12-6, 2021:

Melissa R Woodbury FKA Melisa R Wilson  
MELISSA R. WOODBURY F/K/A MELISSA R. WILSON

STATE OF NORTH CAROLINA  
COUNTY OF TRANSYLVANIA

The foregoing instrument was acknowledged before me on 12/06, 2021 by **MELISSA R. WOODBURY F/K/A MELISSA R. WILSON** who is personally known to me or has produced NCDL as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Brian Arell  
NOTARY PUBLIC  
Henderson County  
North Carolina  
My Commission Expires 09/22/2025

  
Notary Public