



2016000265

TRANSYLVANIA CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$50.00

PRESENTED & RECORDED
01-19-2016 03:40:15 PM

CINDY M OWNBEY
REGISTER OF DEEDS
BY: D REE M. POWELL
DEPUTY REGISTER OF DEEDS

BK: DOC 752
PG: 554-559

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 50.00

Parcel Identifier No. _____ Verified by Transylvania County on the 19 day of Jan, 2016
By: KL

Mail/Box to: The Neumann Law Firm, 9 Park Place West #101, Brevard, NC 28712

This instrument was prepared by: Gayle E. Ramsey (No Title Search Performed by the Preparer)

Brief description for the Index: _____

THIS DEED made this 4th day of January, 2016, by and between

GRANTOR	GRANTEE
ALLEN BERGAL, acting individually and as Executor of the Estate of Nilsa Vargas Lobdell, and wife, KIM GOFORTH; JENNIFER QUINN and husband, CHRIS QUINN; KATHERINE LOBDELL LEE and husband, STEPHEN LEE; and NEIL R. BERGAL and wife, CAROL BERGAL	KEENAN SMITH and wife, MICHELE SMITH
2737 Cherbourg Road Cocoa, FL 32926	738 Gallimore Road 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 the City of N/A, Boyd Township, Transylvania County, North Carolina and more particularly described as follows:

BEING ALL OF THE SAME LAND DESCRIBED ON THE PAGE WHICH IS ATTACHED HERETO, DESIGNATED AS EXHIBIT "A" AND INCORPORATED HEREIN BY REFERENCE.

All or a portion of the property herein conveyed does X does not include the primary residence of the Grantor.

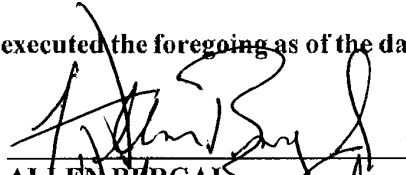
A map showing the above described property is recorded in Plat File , Slide .

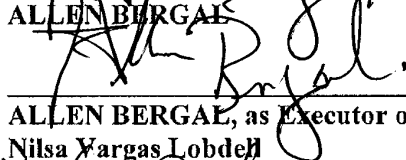
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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, other than the following exceptions:

- Exceptions and reservations contained in this deed and/or in instruments referenced herein.
- Easements and rights of way for public and private roads and utilities, of public record.
- Lien of ad valorem taxes for the current year and subsequent years, not yet due and payable.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.


 _____ (SEAL)
 ALLEN BERGAL


 _____ (SEAL)
 ALLEN BERGAL, as Executor of the Estate of
 Nilsa Vargas Lobdell


 _____ (SEAL)
 KIM GOFORTH

State of Florida,
 County of Brevard.

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: ALLEN BERGAL and wife, KIM GOFORTH

Date: 1-15-2016

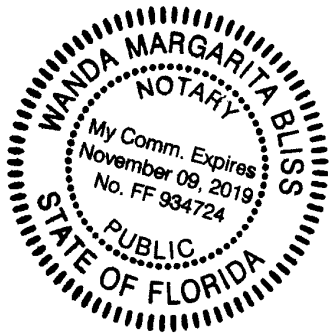


Signature of Notary Public

Wanda Margarita Bliss

Printed or typed name of Notary

My commission expires: Nov. 9/2019



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, other than the following exceptions:

- Exceptions and reservations contained in this deed and/or in instruments referenced herein.
- Easements and rights of way for public and private roads and utilities, of public record.
- Lien of ad valorem taxes for the current year and subsequent years, not yet due and payable.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Jennifer Quinn (SEAL)
JENNIFER QUINN

Chris Quinn (SEAL)
CHRIS QUINN

State of North Carolina,
County of Transylvania.

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: JENNIFER QUINN and husband, CHRIS QUINN

Date: 1/19/2016

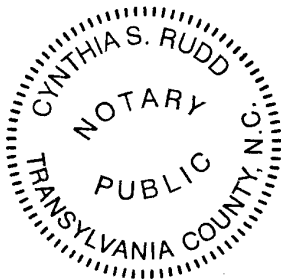
Cynthia S. Rudd

Signature of Notary Public

Cynthia S. Rudd

Printed or typed name of Notary

My commission expires: 6/23/2020



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.

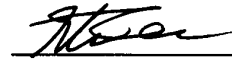
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

- Exceptions and reservations contained in this deed and/or in instruments referenced herein.
- Easements and rights of way for public and private roads and utilities, of public record.
- Lien of ad valorem taxes for the current year and subsequent years, not yet due and payable.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

 (SEAL)

 KATHERINE LOBDELL LEE

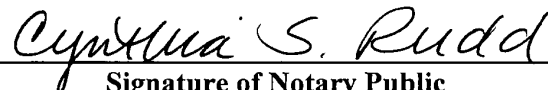
 (SEAL)

 STEPHEN LEE

State of North Carolina,
County of Transylvania.

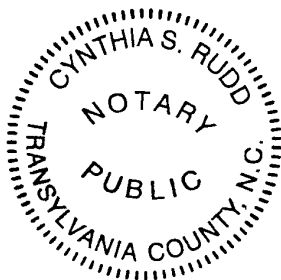
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: KATHERINE LOBDELL LEE and husband, STEPHEN LEE

Date: 1/14/2016



 Signature of Notary Public
 Cynthia S. Rudd

 Printed or typed name of Notary
 My commission expires: 6/23/2020



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, other than the following exceptions:

- Exceptions and reservations contained in this deed and/or in instruments referenced herein.
- Easements and rights of way for public and private roads and utilities, of public record.
- Lien of ad valorem taxes for the current year and subsequent years, not yet due and payable.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Neil R. Bergal (SEAL)
 NEIL R. BERGAL

Carol Bergal (SEAL)
 CAROL BERGAL

State of Florida,
 County of Duval.

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: NEIL R. BERGAL and wife, CAROL BERGAL

Date: Jan 16, 2016

Amy Rowell
 Signature of Notary Public
Amy Rowell
 Printed or typed name of Notary
 My commission expires: 5-5-2019

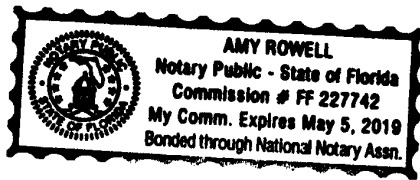


EXHIBIT "A" TO A DEED TO SMITH

Being all of Lot 37 of Phase 4 of Lobdell Woods as shown on a plat thereof recorded in Plat File 11, Slide 861, Records of Plats for Transylvania County.

Together with a right of way to the public road (N.C. Highway 280) over and along the private road right of way shown on the recorded plat hereinabove referred to which is located adjacent to and northwest of the lot hereinabove described and the other private roads shown on said plat which connect the lots located in Lobdell Woods with the public road.

This conveyance is made subject to all easements and other matters shown on the recorded plat hereinabove referred to and to the Declaration of Restrictive and Protective Covenants recorded in the office of the Register of Deeds for Transylvania County in Document Book 32, page 466, and the supplemental declaration thereto recorded in Document Book 369, page 743.

The individuals designated as Grantor in this deed constitute all of the beneficiaries and spouses of the beneficiaries under the terms of the Last Will and Testament of Nilsa Vargas Lobdell which is filed in the office of the Clerk of Superior Court for Transylvania County in File 15-E-70 and the Last Will and Testament of David Lobdell which is filed in the office of the Clerk of Superior Court for Transylvania County in File 97-E-31.

Cindy/exhibits/lobdel estate