



2022002237

TRANSYLVANIA CO, NC FEE \$26.00

GIFT DEED

PRESENTED & RECORDED:

04-06-2022 03:17:22 PM

CINDY M OWNBEY
REGISTER OF DEEDS

BY: BETH C LANDRETH
ASSISTANT

BK: DOC 1031

PG: 593-595

sp 4-6-22

Prepared By and Return to: The Airey Law Firm, PLLC
23 S. Broad Street, Suite 207, Brevard, North Carolina 28712

Brief Description for Index: Lots 112 and 113, Section II, Whiskey Creek

Excise Tax Due: \$0.00

Parcel ID #: 8583-94-7722-000

NORTH CAROLINA QUIT CLAIM DEED

THIS DEED, made this 1st day of April, 2022, by and between,

Roger D. Smith and Patricia P. Smith, husband and wife
whose address is 500 Thunder Road, Brevard, NC 28712
(hereinafter whether one or more the "Grantor");

AND

Roger D. Smith and Patricia P. Smith, husband and wife
whose address is 500 Thunder Road Brevard, NC 28712
(hereinafter whether one or more the "Grantee")

WITNESSETH, that the Grantor, for valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, have and by these presents do, subject to any conditions set forth below, grant, bargain, sell and convey unto the Grantee, its heirs, successors and assigns, in fee simple, all that certain tract(s) or parcel(s) of land lying, being and situate in Transylvania County, North Carolina; and being more particularly described as follows (intending to and including all appurtenances thereto):

All those certain pieces, parcels or lots of land, together with all improvements thereon, lying and being in the State of North Carolina, County of Transylvania, being shown and described as all of Lots 112 and 113 of Section II of Whiskey Creek as shown on that plat recorded at Plat File 3, Slide 216, records of the Register of Deeds Office for Transylvania County, North Carolina, reference to which plat is hereby invited for a more complete and accurate description of the subject real property.

This property is further conveyed together with and subject to any and all rights of way, easements, restrictions, covenants and other matters of record or appearing upon the premises.

This being the same property conveyed unto Roger D. Smith and Rebecca Smith by that deed recorded on July 15th, 1988 at Deed Book 307, Page 393, and subsequent deeds recorded at Deed Book 312, Page 494 and Deed Book 312, Page 517, all records of the Register of Deeds Office for Transylvania County, North Carolina. Subsequently, Rebecca Smith died on or about April 1st, 2015, vesting the entire interest in the subject property in surviving spouse, Roger D. Smith, as surviving tenant by the entirety. Subsequently, Roger D. Smith married Patricia P. Smith. This deed is intended to create a tenancy by the entireties in Roger D. Smith and Patricia P. Smith.

TO HAVE AND TO HOLD the property described herein above, with every privilege and appurtenance thereto belonging to the Grantee, its heirs, successors and assigns, in fee simple.

The Grantor covenants with the Grantee, its heirs, successors and assigns, that they are the owners of and are seized of the premises in fee simple; that they have a good right to convey the same in fee simple; that title is marketable and free and clear of all liens and encumbrances, except for those otherwise set forth herein, appearing of record or shown upon the premises; and, that they will forever warrant and defend the title thereto against the claims of all persons whomsoever.

The designation Grantor or Grantee as used herein shall include the above described parties given such title and their respective heirs, successors, and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal, or if corporate or other legal entity, has caused this instrument to be signed in its corporate or legal name by its duly authorized officer(s) or representative(s) under the authority of its Board of Directors or its relevant governing body, the day and year first above written.

Roger D. Smith (SEAL)
Roger D. Smith

Patricia P. Smith (SEAL)
Patricia P. Smith

ACKNOWLEDGMENT

STATE OF NORTH CAROLINA)
)
COUNTY OF TRANSYLVANIA)

I, a Notary Public of the County and State aforesaid, certify that Roger D. Smith and Patricia P. Smith, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this the 1st day of April, 2022

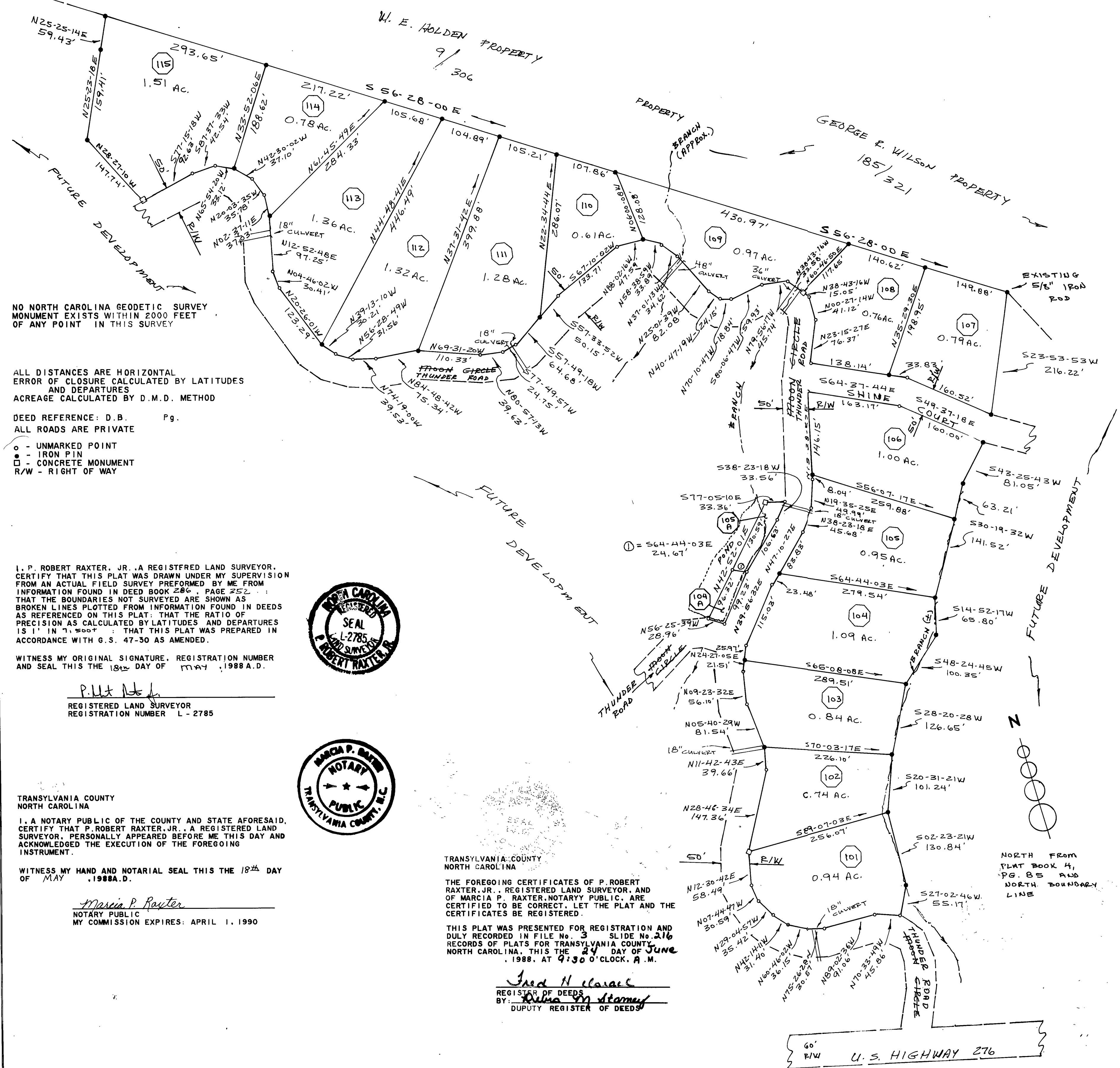
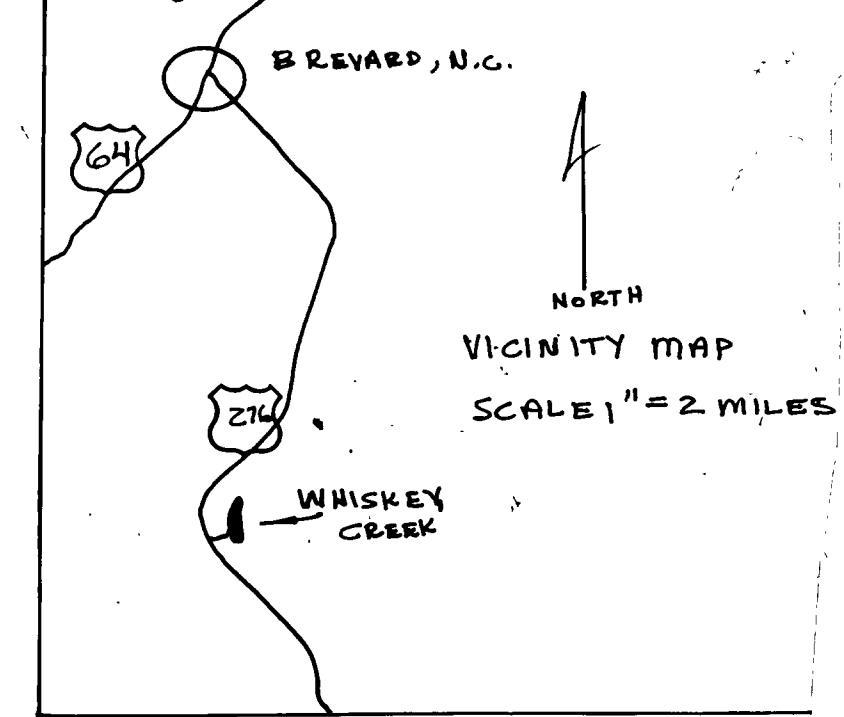
Shea B. Airey
Notary Public

My Commission Expires: 07-04-24

(SEAL OR STAMP)

SHEA B. AIREY
NOTARY PUBLIC
Transylvania County
North Carolina
My Commission Expires 07/04/2024

file 3 slide 216



NO NORTH CAROLINA GEODETIC SURVEY MONUMENT EXISTS WITHIN 2000 FEET OF ANY POINT IN THIS SURVEY

ALL DISTANCES ARE HORIZONTAL ERROR OF CLOSURE CALCULATED BY LATITUDES AND DEPARTURES ACREAGE CALCULATED BY D.M.D. METHOD

DEED REFERENCE: D.B. Pg. ALL ROADS ARE PRIVATE

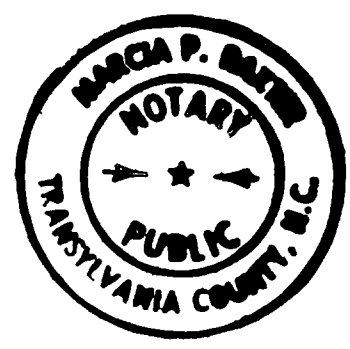
- o - UNMARKED POINT
- IRON PIN
- CONCRETE MONUMENT
R/W - RIGHT OF WAY

I, P. ROBERT RAXTER, JR., A REGISTERED LAND SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY PERFORMED BY ME FROM INFORMATION FOUND IN DEED BOOK 206, PAGE 252...



WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS THE 18th DAY OF MAY, 1988 A.D.

Signature of P. Robert Raxter, Jr., Registered Land Surveyor, Registration Number L-2785.



TRANSYLVANIA COUNTY NORTH CAROLINA

I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT P. ROBERT RAXTER, JR., A REGISTERED LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND NOTARIAL SEAL THIS THE 18th DAY OF MAY, 1988 A.D.

Signature of Marcia P. Raxter, Notary Public, My Commission Expires: April 1, 1990.

TRANSYLVANIA COUNTY NORTH CAROLINA THE FOREGOING CERTIFICATES OF P. ROBERT RAXTER, JR., REGISTERED LAND SURVEYOR, AND OF MARCIA P. RAXTER, NOTARY PUBLIC, ARE CERTIFIED TO BE CORRECT. LET THE PLAT AND THE CERTIFICATES BE REGISTERED.

THIS PLAT WAS PRESENTED FOR REGISTRATION AND DULY RECORDED IN FILE NO. 3 SLIDE NO. 216 RECORDS OF PLATS FOR TRANSYLVANIA COUNTY, NORTH CAROLINA, THIS THE 24th DAY OF JUNE, 1988, AT 9:30 O'CLOCK, A.M.

Signature of Fred H. Casale, Register of Deeds, Duputy Register of Deeds.

PLAT OF SUBDIVISION

WHISKEY CREEK SECTION 2 LOT No. 101 - 115, 104A and 105A

DUNN'S ROCK TOWNSHIP TRANSYLVANIA COUNTY NORTH CAROLINA

OWNER - LINE RUNNER RIDGE ASSOCIATES II

SURVEYED BY: P. ROBERT RAXTER, JR., N.C. RLS L-2785 ROUTE 1, BOX 296-A BREVARD, NORTH CAROLINA 28712

DATE: APRIL AND MAY, 1988

SCALE: 1" = 100' 0 100 200 300 400

REVISED NOV. 8, 1988 MOON CIRCLE CHANGED TO THUNDER ROAD

I, JILL SCROGGS, certify that the plat or plan shown hereon complies with the Pre-Development Review Ordinance of Transylvania County. Jill Scroggs 6-23-88

file 3 slide 216