

2021007168

TRANSYLVANIA COUNTY NC FEE \$26.00

STATE OF NC REAL ESTATE EXTX

\$94.00

PRESENTED & RECORDED

09/17/2021 02:39:53 PM

CINDY M OWNBEY

REGISTER OF DEEDS

BY: BETH C LANDRETH

ASSISTANT

BK: DOC 1002**PG: 79 - 81****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$94.00

Return after recording to: Richard B. Daniel

Brief description for the Index: Lot 107, Big Hill

This Deed was prepared by: Donald E. Jordan, Attorney at Law

This property does not include the primary residence of Grantor

 This DEED is made this 13th day of September, 2021, by and between:

GRANTOR: **THOMAS M. STOCKLEN and
KATHLEEN C. STOCKLEN,
Husband and Wife**

Grantor's Address: 356 High Ridge Road, Pisgah Forest, NC 28768

GRANTEE: **BIFFORD T. GRAHAM and
MELITA B. GRAHAM,
Husband and Wife**

Grantee's Address: 925 Cleveland Street, Greenville, SC 29601

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 Eastatoe Township, Transylvania County, North Carolina, and as is described in the attached Exhibit A. This is a portion of the same property acquired by Grantor by Deed recorded in Document Book 703, Page 82, 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.

Thomas M. Stocklen
Thomas M. Stocklen

Kathleen C. Stocklen
Kathleen C. Stocklen

STATE OF MICHIGAN
COUNTY OF Benzie

I, Isabelle Putney, a Notary Public of the specified County and State, certify that Thomas M. Stocklen and Kathleen C. Stocklen personally appeared before me this day and acknowledged the voluntary execution of this Deed.

Witness my signature and official stamp or seal, this 14th day of September, 2021.

My commission expires: 11-21-2024

Isabelle Putney
Notary Public

Notary Stamp/Seal Here:

ISABELLE PUTNEY
NOTARY PUBLIC
BENZIE COUNTY MI
My Commission Exp. Nov 21 2024
Acting in the county of Benzie

EXHIBIT A - LEGAL DESCRIPTION

All of Lot 107, containing 1.53 acres, of Big Hill Acreage Homesteads, Green Hollow Subdivision, Section Six, Phases 2, 3 & 4, as shown on the plat of a survey recorded in Plat File 12, Slide 561, Records of Plats for Transylvania County, in the office of the Register of Deeds, Transylvania County, North Carolina.

This conveyance is made together with a right of way over roads in the Big Hill Development for access to the NC state road system, and subject to easements and covenants of record.