



2014004986

TRANSYLVANIA CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$40.00

PRESENTED & RECORDED:
11-18-2014 02:18:46 PM
CINDY M OWNBEY
REGISTER OF DEEDS
BY: BETH C LANDRETH
ASSISTANT

BK: DOC 709
PG: 85-87

NORTH CAROLINA
GENERAL WARRANTY DEED

Ke 11/18/14

Excise Tax: \$40.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 8574-97-4452-000

Mail after recording to: White & Dalton, 542 S. Caldwell Street, Brevard, NC 28712

This instrument was prepared by: William R. White, WHITE & DALTON

THIS DEED made this 18th day of November, 2014, by and between

GRANTOR

LOUIS M. STEFLIK and JOY B. STEFLIK,
(Trustees of the LOUIS M. STEFLIK LIVING TRUST
dated March 12, 2008) A One-Half (1/2) Interest

And

LOUIS M. STEFLIK and JOY B. STEFLIK,
(Trustees of the JOY B. STEFLIK LIVING TRUST
dated March 12, 2008) A One-Half (1/2) Interest

2253 S. Daytona Avenue
Flagler Beach, FL 32136

GRANTEE

PHILLIP D. AIKEN

PO Box 385
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 and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 458, Page 551, Transylvania County Registry.

A map showing the above described property is recorded in Plat File 11, Slides 966-971, and referenced within this instrument.

The above described property does not include the primary residence of the Grantor.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

LOUIS M. STEFLIK LIVING TRUST

By: *Louis M. Steflik* (SEAL)
Louis M. Steflik, Trustee

By: *Joy B. Steflik* (SEAL)
Joy B. Steflik, Trustee

JOY B. STEFLIK LIVING TRUST

By: *Joy B. Steflik* (SEAL)
Joy B. Steflik, Trustee

By: *Louis M. Steflik* (SEAL)
Louis M. Steflik, Trustee

STATE OF FLORIDA
COUNTY OF Flagler

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: LOUIS M. STEFLIK and JOY B. STEFLIK, as Trustees of the Louis M. Steflik Living Trust and Trustees of the Joy B. Steflik Living Trust. Witness my hand and official stamp or seal, this the 13 day of November, 2014.

My Commission Expires: 7-2-16

Michelle Myrick
Notary Public

Print Notary Name: Michelle Myrick



EXHIBIT "A"

BEING ALL of Lot 36, containing 1.115 acres, more or less, of Mount Brook as shown on a plat thereof recorded in Plat File 11, Slides 966-971, Records of Plats for Transylvania County.

Together with a right of way to Country Club Road (NCSR 1113) over and along the subdivision roads shown on the recorded plat hereinabove referred to.

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 for Mountain Brook recorded in the office of the Register of Deeds for Transylvania County in Document Book 384, Page 311, as amended by and amendment thereto recorded in Document Book 392, Page 512.