



201600033

TRANSYLVANIA CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

01-05-2016 10:05:29 AM

CINDY M OWNBEY

REGISTER OF DEEDS

BY: BETH C LANDRETH

ASSISTANT

BK: DOC 751

PG: 347-351

NORTH CAROLINA LIMITED WARRANTY DEED

Excise Tax: 0.00

Parcel Identifier No. Verified by \_\_\_\_\_ County on the 5 day of Jun, 2016  
By: \_\_\_\_\_

Mail/Box to: Donald H. Barton, P.C., P.O. Box 1209, Brevard, North Carolina 28712

This instrument was prepared by: Donald H. Barton, P.C.

Brief description for the Index:

THIS DEED made this \_\_\_\_\_ day of \_\_\_\_\_, 2014, by and between

GRANTOR	GRANTEE
JEAN AMMEN LYTLE, Legally separated	RANDY COYLE LYTLE, Legally separated

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 Transylvania County North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

A TITLE SEARCH HAS NOT BEEN PERFORMED ON THIS PROPERTY

**This conveyance is made pursuant to the terms of a Separation Agreement dated the 12<sup>th</sup> day of November, 2013.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book \_\_\_\_\_, page \_\_\_\_\_.

A map showing the above described property is recorded in Plat Book \_\_\_\_\_, 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 said Grantor doth hereby covenant that he/she has not placed or suffered to be placed any presently existing lien or encumbrance on said premises and that he/she will warrant and defend the title to the same against the lawful claims of all persons claiming by, through, under, or on account of him/her, but no further.

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

\_\_\_\_\_  
(Entity Name)

Jean Ammen Lytle (SEAL)  
JEAN AMMEN LYTLE

By: \_\_\_\_\_

\_\_\_\_\_  
(SEAL)

Title:

By: \_\_\_\_\_

\_\_\_\_\_  
(SEAL)

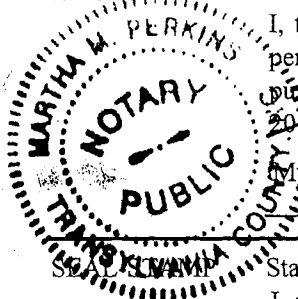
Title:

By: \_\_\_\_\_

\_\_\_\_\_  
(SEAL)

Title:

SEAL-STAMP State of North Carolina - County of TRANSYLVANIA



I, the undersigned Notary Public of the County and State aforesaid, certify that JEAN AMMEN LYTLE personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 5 day of JUNE, 2014.

My Commission Expires: 3-25-2020

Martha M. Perkins  
Notary Public

State of North Carolina - County of \_\_\_\_\_

I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

SEAL-STAMP State of North Carolina - County of \_\_\_\_\_

I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_ personally came before me this day and acknowledged that he is the \_\_\_\_\_ of \_\_\_\_\_, a North Carolina or \_\_\_\_\_ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

SEAL-STAMP State of North Carolina - County of \_\_\_\_\_

I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_

Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

The foregoing Certificate(s) of \_\_\_\_\_ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

\_\_\_\_\_  
By: \_\_\_\_\_ Register of Deeds for \_\_\_\_\_ County

\_\_\_\_\_  
Deputy/Assistant - Register of Deeds

**EXHIBIT A**

**TRACT ONE:        41 Short Street  
                          PIN 8586-42-0844**

**BEING ALL** of Lot 3 of Biscayne Properties, Inc. as surveyed and shown on a plat thereof by P. Robert Raxter, Jr., RLS, dated January 3, 1996 and recorded in Plat File 6, Slide 301 of the Transylvania County Registry, said land also being all of Lot 3 of White Oak Lane Subdivision of Biscayne Properties, Inc. as shown on a plat thereof prepared by William Leonard, RLS, and recorded in Plat Book 2, Page 166, Records of Plats for Transylvania County, North Carolina as conveyed to Harry E. Stiles, Sr. and wife, Ella Mae Stiles by deed dated January 11, 1967 and recorded in Deed Book 173, Page 482 of the Transylvania County Registry.

This conveyance is made subject to all rights of way which may presently appear of record, and to all rights of way for public utilities which may presently appear of record.

**BEING** all of the property described in Document Book 37, Page 232, Transylvania County Registry.

The Grantee assumes and agrees to pay, according to its terms, the Promissory Note and Deed of Trust described and recorded in Document Book 383, Page 589, and Document Book 698, Page 60, of the Transylvania County Registry.

**TRACT TWO:        25 Jordan Lane  
                          PIN 8586-30-4928**

**BEGINNING** on a stake, Walter Robinson's southeast corner, said stake standing South 58 deg. East and 92 feet from the East margin of the old Cashiers Valley Road, now known as Oaklawn Avenue, and runs South 58 deg. East 43 feet to a stake; thence, North 27 deg. East 77 feet to a stake, thence, North 58 deg. West 43 feet to a stake; thence, South 27 deg. West 77 feet to the **BEGINNING**, as surveyed and platted by T.D. Grimshawe on June 15, 1946, and rechecked by T.N. Davis, RLS, on April 24, 1947, for Clyde Hemphill.

**BEING** all of the property described in Document Book 345, Page 418, Transylvania County Registry.

The Grantee assumes and agrees to pay, according to its terms, the Promissory Note and Deed of Trust described and recorded in Document Book 381, Page 762.

**TRACT THREE:    89 Carver Street**

**PIN 8586-31-3050**

**BEGINNING** on a stake in the Southeast margin of the Cashiers Valley Road at the margin of an alley and runs South 63 deg. East 97 feet to a stake; thence, North 21 deg. East 36 feet to a stake, Kilgore's corner; thence, with Kilgore's line; North 65 deg. 30 min. West 85 ½ feet to a stake, their corner in the margin of the Cashiers Valley Road; thence, with the margin of said road, South 42 deg. West 40 feet to the BEGINNING. Containing one-fourth acre, more or less.

BEING all of the property described in Document Book 479, Page 399, Transylvania County Registry.

The Grantee assumes and agrees to pay, according to its terms, the Promissory Note and Deed of Trust described and recorded in Document Book 479, Page 402.

**TRACT FOUR:      45 Carver Street**  
**PIN 8586-31-4095**

**BEGINNING** at an iron pin in the Southwestern edge of the curb on Carver Street, said iron pipe standing in the Northwestern corner of the Bethel "A" Baptist Church property, and runs thence, with the Southwestern edge of the curb on Carver Street, North 77 deg. 22 min. West 68.80 feet an iron pipe set on the South side of the curb; thence, leaving the said curb on Carver Street, and running South 4 deg. 55 min. West 117.10 feet to a ¾ inch iron pipe set; thence, South 59 deg. 31 min. East 3.0 feet to an iron pipe; thence, North 30 deg. 29 min. East 5.0 feet to an iron pipe; thence, South 59 deg. 31 min. East 11.0 feet to an iron pipe; thence, South 30 deg. 29 min. West 5.0 feet to an iron pipe; thence, South 59 deg. 31 min. East 40.50 feet to an iron pipe in the Bethel "A" Baptist Church property line; thence, with the Bethel "A" Baptist Church line, North 13 deg. 08 min. East 4.10 feet to an iron pipe; thence, still with the Bethel "A" Baptist Church line, North 13 deg. 08 min. East 128.70 feet to the point of BEGINNING. Together with improvements located thereon.

BEING all of the property described in Document Book 401, Page 168, Transylvania County Registry.

The Grantee assumes and agrees to pay, according to its terms, the Promissory Note and Deed of Trust described and recorded in Document Book 631, Page 443.

**TRACT FIVE:      81 Carver Street**  
**PIN 8586-31-3083**

**BEGINNING 88 feet to** on a stake in the Southeast margin of the Cashiers Valley Road (Carver Street) at Walter Robinson's Northeast Corner, and runs with the margin of said road, North 42 deg. East 41.21 feet to a stake, Mack Allison's corner; thence, with said Allison's line, South 63 deg. East 75 feet to a stake in Clyde Hemphill's line; thence,

with the same, South 21 deg. West 36.30 feet to a stake in Walter Robinson's line; thence, with the same, North 65 deg. West 88 feet to the **BEGINNING**.

BEING all of the property described in Document Book 246, Page 744, Transylvania County Registry.

The Grantee assumes and agrees to pay, according to its terms, the Promissory Note and Deed of Trust described and recorded in Document Book 246, Page 751.

**TRACT SIX:**        **19/23 Killian Lane**  
                              **PIN 8586-30-5791**

**BEGINNING** at a stake in the S.W. corner of lot heretofore conveyed by the party of the first part to Elizabeth Gash, said stake standing North 10 deg. West 26.5 feet from a power pole and runs thence, with the Gash line, South 71 deg. 1 min. East 47.70 feet to an iron pipe six inches northwest of a fence; thence, South 53 deg. 22 min. East 43.7 feet to an iron pipe; thence, South 22 deg. 10 min. West 35.70 feet to an iron pipe; thence, North 74 deg. 29 min. West 85.30 feet to an iron pipe; thence, North 16 deg. 27 min. East 22.1 feet to the **BEGINNING**.

BEING as surveyed and platted by William Leonard, RLS, November of 1958.

BEING all of the property described in Deed Book 444, Page 021, Transylvania County Registry.

The Grantee assumes and agrees to pay, according to its terms, the Promissory Note and Deed of Trust described and recorded in Document Book 83, Page 735 and Document Book 94, Page 403, Transylvania County Registry.

**TRACT SEVEN:**    **19/23 Killian Lane**  
                              **PIN 8586-30-5687**

**BEGINNING** on a stake in the Arthur Madison line and runs South 50 deg. East 68 feet to a stake; thence, North 15 deg. East 47 feet to a stake; thence, North 74.50 deg. 61 feet to a stake; thence, South 38.50 deg. West 37.50 feet to the **BEGINNING**.

BEING all of the property described in Document Book 17, Page 119, Transylvania County Registry.

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