

2021001009TRANSYLVANIA COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT X* **\$510.00**

PRESENTED & RECORDED

02/08/2021 11:38:36 AM

CINDY M OWNBEY

REGISTER OF DEEDS

BY: BETH C LANDRETH

ASSISTANT

BK: DOC 965**PG: 65 - 67****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 510.00

Parcel Identifier No. 8586-97-7588 Verified by _____ County on the ____ day of _____, 20__
By: _____Mail/Box to: Clement Law Firm, PLLC, 162 Coxe Avenue suite 102 Asheville, NC 28801This instrument was prepared by: Whitney Staton - Deed Preparation Only - No Title Search Performed

Brief description for the Index: _____

THIS DEED made this 5 day of February, 20__, by and between

GRANTOR

Gary R. Wing and wife,
Jennifer F. Wing
152 Todds Creek Road
Central, SC 29630

GRANTEE

Matthew McGahran and Sarah Ann McGahran,
As Tenants In Common
66 Hawthorn Drive
Brevard, NC 28712

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, parcel of land or condominium unit situated in the City of _____, _____ Brevard _____ Township, _____ Transylvania _____ County, North Carolina and more particularly described as follows:

See Exhibit A Attached Hereto and Incorporated by Reference

This instrument was prepared by Whitney P. Staton., a licensed NC attorney.
Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon
disbursement of closing proceeds

The property hereinabove described was acquired by Grantor by instrument recorded in Book 682 page 554.

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

A map showing the above described property is recorded in Plat Book 2 page 66 .

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:

Subject to 2020 ad valorem property taxes.

Subject to easements, rights of way and restrictions of record.

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

By: _____ (Entity Name) Gary R Wing (SEAL)
Print/Type Name: Gary R. Wing

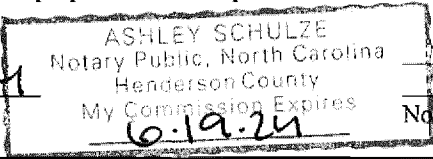
By: _____
Print/Type Name & Title: _____ Jennifer F Wing (SEAL)
Print/Type Name: Jennifer F. Wing

By: _____ (SEAL)
Print/Type Name & Title: _____
Print/Type Name: _____

By: _____ (SEAL)
Print/Type Name & Title: _____
Print/Type Name: _____

State of NC - County or City of Henderson
I, the undersigned Notary Public of the County or City of Henderson and State aforesaid, certify that Gary R. Wing and wife, Jennifer F. Wing 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 February, 2021

My Commission Expires: 6-19-24 (Affix Seal)
Notary Public: Ashley Schulze
Notary's Printed or Typed Name: Ashley Schulze
My Commission Expires: 6-19-24



State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ 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: _____ (Affix Seal)
Notary Public: _____
Notary's Printed or Typed Name: _____

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ 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: _____ (Affix Seal)
Notary Public: _____
Notary's Printed or Typed Name: _____

EXHIBIT

BEING all of Lot No. 43, Section 2, of PISGAH HEIGHTS SUBDIVISION, Plat of which said subdivision is on file in Plat Book 2, Page 66, Records of. Plats for Transylvania County, North Carolina, reference to which is made for a more complete description, and more particularly described by metes and bounds as follows:

BEGINNING on an existing iron pin located South 32 deg. 26 min. 03 sec. East 349.26 feet 349.26 feet from N. c. Geodetic Station "Harry", said iron pin also being the southwest corner of Lot 44 of Pisgah Heights Subdivision and runs thence, with the line of Lot 44, South 51 deg. 11 min. 20 sec. East 157.51 feet to an existing iron pin, southwest corner of Lot 44 in the line of Summey (Deed Book 289, Page 640, Transylvania County Registry); thence, with the line of Summey and with the line of Young (Deed Book 342, Page 32, Transylvania County Registry) South 40 deg. 13 min. 59 sec. West 45.00 feet to and existing iron rod; thence, still with the line of Young, South 65 deg. 48 min. 59 sec. West 46.00 feet to a 15" white pine, northwest corner of Young and northeast corner of Eggleston (Deed Book 19, Page 96, Transylvania County Registry); thence, with the line of Eggleston, North 57 deg. 02 min. 25 sec. West 63.29 feet to an existing iron pin, Northwest corner of Eggleston and northeast corner of Macomber (Deed Book 272, Page 728, Transylvania County Registry); thence, with the line of Macomber, North 57 deg. 02 min. 18 sec. West 73.17 feet to an existing iron pin in the southern margin of the right of way of Hawthorne Drive; thence, with the southern margin of Hawthorne Drive, North 38 deg. 56 min. 59 sec. East 99.88 feet to an existing pin, the point of BEGINNING. As surveyed and platted by Robert Raxter, RLS on August 30, 1993.

And being all that property described in deed recorded in Book 682, at Page 554, of the Transylvania County, NC Register's Office.