

2023001749TRANSYLVANIA COUNTY NC FEE \$26.00
GIFT DEED

PRESENTED & RECORDED

04/12/2023 02:47:06 PM

BETH C LANDRETH

REGISTER OF DEEDS

BY: BETH C LANDRETH

REGISTER

BK: DOC 1075

PG: 88 - 91

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax:	\$0.00
Parcel ID:	8540-21-2529-000
Mail/Box to:	Katherine D. Van Marter PLLC, 183 Bartlett St STE 110, Asheville, NC 28801
Prepared by:	Katherine D. Van Marter PLLC
Brief description for the Index:	Lot 29 Round Mountain Central

THIS NON-WARRANTY DEED ("Deed") is made on the 11th day of April 2023, by and between:

GRANTOR	GRANTEE
Jennifer Suzanne McCoy, unmarried & Garrison Reed Adams, unmarried. 102 Brandy Court Summerville, SC 29485	Garrison Reed Adams, unmarried. 102 Brandy Court Summerville, SC 29485

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in Eastatoe Township, Transylvania County, North Carolina and more particularly described as follows (the "Property"):

SEE EXHIBIT A, ATTACHED.All or a portion of the Property was acquired by Grantor by instrument recorded in Book 1055 at Page 784.All or a portion of the Property includes or does not include the primary residence of a Grantor.A map showing the Property is recorded in Plat File 4 at Slide 538.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor makes no warranty of title to the Property.

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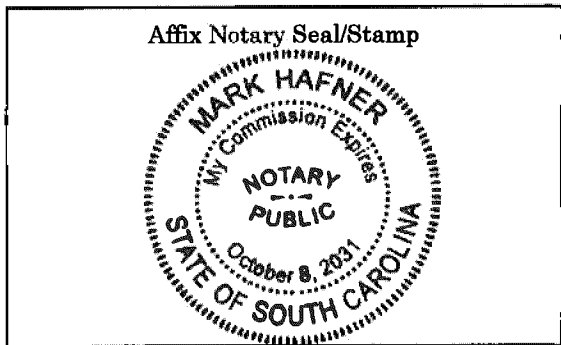
Submitted electronically by "Katherine D. Van Marter, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Transylvania County Register of Deeds.
NC Bar Asso
Printed by A₁

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina Non-Warranty Deed, if an entity by its duly authorized representative.

Jennifer Suzanne McCoy (SEAL)
Jennifer Suzanne McCoy

STATE OF SOUTH CAROLINA, COUNTY OF BERKELEY

I, the undersigned Notary Public of the County and State aforesaid, certify that the following person(s) personally appeared before me this day and acknowledged to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): Jennifer Suzanne McCoy. Witness my hand and Notarial stamp or seal this the 11 day of APRIL, 2023.

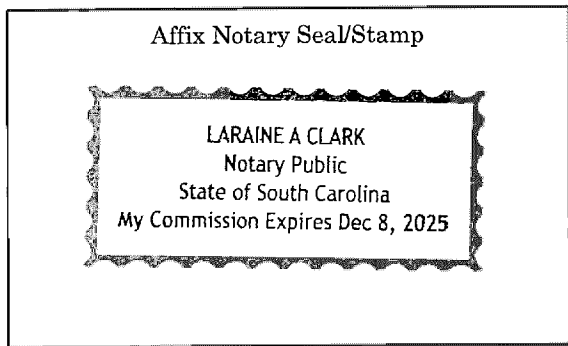


Mark Hafner
Notary Public (Official Signature)
My commission expires: 10/8/2031

✓ Garrison Reed Adams (SEAL)
Garrison Reed Adams

STATE OF South Carolina, COUNTY OF Aiken

I, the undersigned Notary Public of the County and State aforesaid, certify that the following person(s) personally appeared before me this day and acknowledged to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): Garrison Reed Adams. Witness my hand and Notarial stamp or seal this the 11th day of April, 2023.



Laraine A Clark
Notary Public (Official Signature)
My commission expires: 12/08/2025

Exhibit "A"

Being all of Lot 29 of Round Mountain Central as shown on that plat recorded in Plat File 4, at Slide 538 of the Transylvania County, NC Register's Office; reference is hereby made to said recorded plat for a more complete and particular description of the property herein described.

Together with a right-of way to the public road over and along Line Runners Road and the other private roads which now connect the land herein above described with the public road, said right-of way to be for road purposes and to be for travel of all kinds on foot and with all types of vehicles, with the right of ingress, egress and regress over and along the same in common with all others entitled to the use thereof.

This conveyance is made subject to the following: (1) the rights-of way of all roads which may currently traverse the property; (2) the rights-of way of all utility lines which may currently traverse the property; (3) all rights-of-way for public utilities which may currently appear of record; (4) all easements and other matters shown on the recorded plat hereinabove referred to; and (5) the Declaration of Restrictions recorded in Book 359, Page 536.

BEING ALSO the same property conveyed to Jennifer Suzanne McCoy and Garrison Reed Adams, as Joint Tenants with Right of Survivorship, on October 6, 2022, in a deed recorded in Deed Book 1055, Page 784, Transylvania County Register of Deeds.

Tax Parcel Number: 8540-21-2529-000

Property Address: 269 Oconee Bell Lane, Brevard, NC 28712