

123004218

TRANSYLVANIA COUNTY NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED

08/28/2023 01:36:24 PM

BETH C LANDRETH

REGISTER OF DEEDS

BY: ANTJE OWEN

DEPUTY REGISTER OF DEEDS

BK: DOC 1089**PG: 461 - 462****NORTH CAROLINA QUIT CLAIM DEED**

Excise Tax: 0.00

Parcel Identifier No. 8583-5464-36000 Verified by Transylvania County on the ____ day of _____,

By: _____

Mail after recording to SIMPSON LAW FIRM, LLC, 1188 Stonecrest Blvd., Ste. 105, Fort Mill, South Carolina, 29708.

This instrument was prepared by Simpson Law Firm, LLC. (No title search performed or requested)

Brief description for the Index: Lot 30A, Unit 16, Conestee Falls Development Map Book 15, Page 271

THIS DEED made this 28th day of August 2023, by and between:**GRANTOR****Eric Joseph Ford and Wife, Vicki Lynn Ford****GRANTEE****Eric J. Ford and Vicki L. Ford, Trustees, or their successor(s) in the interest of the Joint Revocable Trust of Eric J. Ford and Vicki L. Ford, and any amendments or restatements thereto, dated August 28, 2023****Property Address:**137 Wanei Court
Brevard, NC 28712**Tax and Mailing Address:**2569 Lower Assembly Drive
Fort Mill, SC 29708

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 Grantors, for a valuable consideration paid by the Grantees, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantees in fee simple, all that certain lot or parcel of land situated in Transylvania County, North Carolina and more particularly described as follows:

submitted electronically by "Simpson Law Firm"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Transylvania County Register of Deeds.

**BEING all of Lot 30A of Unit 16, of Conestee Falls Development shown on a Plat of Survey recorded in Plat Book 15, Page 271, Records of Plats for Transylvania County, North Carolina.
Title Reference: See Deed at Book 482, Page 271 and Book 634, Page 839**

The property hereinabove described was acquired by Grantors by instrument recorded on June 18, 2021, in Book Doc 987, at Page 160-162 in the Transylvania County, North Carolina Public Registry.

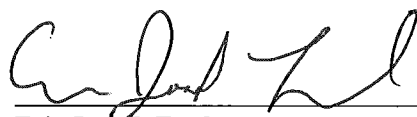
All or a portion of the property herein conveyed does not include the primary residence of a Grantor.


TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges thereunto to the said grantees and their heirs and assigns, free and discharged from all right, title, claim, or interest of the said grantors or anyone claiming by, and through or under them Title to the property hereinabove described is subject to the following exceptions:

Any and all easements and restrictions of record.

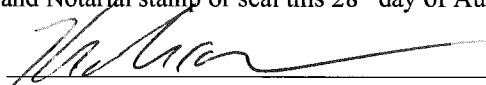
IN WITNESS WHEREOF, the Grantors have duly executed the foregoing as of the day and year first above written.

 (SEAL)
Eric Joseph Ford

 (SEAL)
Vicki Lynn Ford

State of South Carolina - County of York

I, the undersigned Notary Public of the County and State aforesaid, certify that Eric Joseph Ford and Vicki Lynn Ford, 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 28th day of August 2023.
My Commission Expires: 11/22/2031


Kali A. Rees, Notary Public

