



2017003453

TRANSYLVANIA CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXTX  
\$312.00

PRESENTED & RECORDED  
07-06-2017 08:43:44 AM

CINDY M OWNBEY  
REGISTER OF DEEDS  
BY D REE M POWELL  
DEPUTY REGISTER OF DEEDS

BK: DOC 809  
PG: 719-722

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 312.00

Parcel Identifier No. 8592-88-3950-409 Verified by \_\_\_\_\_ County on the 6 day of July, 2017  
By: S Holcomb

Mail/Box to: Brian P. Philips, P.A., 30 N. Country Club Road, P.O. Box 432, Brevard, NC 28712

This instrument was prepared by: Brian P. Philips, P.A., 30 N. Country Club Road, P.O. Box 432, Brevard, NC 28712

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 3rd day of July, 2017 by and between

**GRANTOR**

Melinda Wilson Trexler a/k/a Melinda Trexler Lacy  
and husband, Paul Joseph Lacy  
4010 Rolling Green  
Seabroole, TX 77586

**GRANTEE**

Laddie Kartes and wife,  
Betty Bernz  
Unit 2, 2524 Via Veneto  
Punta Gorda, FL 33950

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 or parcel of land situated in the City of \_\_\_\_\_, Dunns Rock Township, Transylvania County, North Carolina and more particularly described as follows:

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

The property hereinabove described was acquired by Grantor by instrument recorded in Book 411 page 831-832.

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 \_\_\_\_\_ page \_\_\_\_\_.

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: Restrictive covenants recorded in Book 316, Page 219, Transylvania County Registry.

Easements and Restrictions of record.

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

\_\_\_\_\_  
 (Entity Name) Melinda Wilson Trexler (SEAL)  
 Print/Type Name: Melinda Wilson Trexler

By: \_\_\_\_\_  
 Print/Type Name & Title: \_\_\_\_\_ (SEAL)

By: \_\_\_\_\_  
 Print/Type Name & Title: \_\_\_\_\_ (SEAL)

By: \_\_\_\_\_  
 Print/Type Name & Title: \_\_\_\_\_ (SEAL)

State of North Carolina - County or City of Transylvania  
 I, the undersigned Notary Public of the County or City of Transylvania and State aforesaid, certify that \_\_\_\_\_  
Melinda Wilson Trexler 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 30 day of July, 2017.

My Commission Expires: September 3, 2017  
 (Affix Seal) Sue A. Green  
 Sue A. Green 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's Printed or Typed Name

State of Texas - County or City of \_\_\_\_\_  
 I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_  
Paul Joseph Lacy  
 Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of July, 2017.

My Commission Expires: \_\_\_\_\_  
 (Affix Seal) \_\_\_\_\_  
 Notary's Printed or Typed Name

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: Restrictive covenants recorded in Book 316, Page 219, Transylvania County Registry.

Easements 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) Melinda Wilson Trexler (SEAL)  
 Print/Type Name: Melinda Wilson Trexler

By: \_\_\_\_\_ Paul Joseph Lacy (SEAL)  
 Print/Type Name & Title: Paul Joseph Lacy

By: \_\_\_\_\_ (SEAL)  
 Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
 Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

State of North Carolina - County or City of Transylvania

I, the undersigned Notary Public of the County or City of Transylvania and State aforesaid, certify that Melinda Wilson Trexler 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 3rd day of July, 2017.

My Commission Expires: September 3, 2017  
(Affix Seal) Sue A. Green 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: \_\_\_\_\_ Notary Public  
(Affix Seal) Notary's Printed or Typed Name

State of Texas - County or City of HARRIS

I, the undersigned Notary Public of the County or City of HARRIS and State aforesaid, certify that Paul Joseph Lacy Witness my hand and Notarial stamp or seal, this 3rd day of July, 2017.

My Commission Expires: MARCH 15, 2018  
(Affix Seal) Ermelinda Hernandez Notary Public  
Notary's Printed or Typed Name

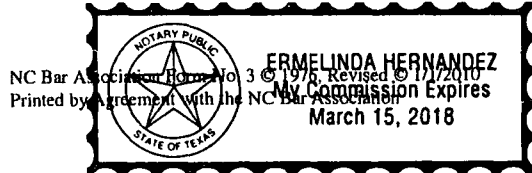


EXHIBIT "A"

BEING all of Unit D of Cluster B of Sherwood Forest Condominiums as described in the Declaration of Condominiums thereof recorded on March 24, 1981, in Condominium Book 3, Page 415, Transylvania County Registry, reference to which is hereby made for a more particular description.

Together with a 25.00% interest in the common areas and facilities of Sherwood Forest Condominiums Cluster B as set forth in the Declaration of Condominiums thereof hereinabove referred to.

Together with a right-of-way for ingress, egress and regress over and along Robin Hood Road leading in a northerly direction from its intersection with Warbler Way to U.S. Highway 276.

Subject to the Declaration of Condominium recorded in Condominium Book 3, Page 241, Transylvania Country Registry and to the terms and conditions imposed in Deed Book 242, page 614, Transylvania County Registry and to all restrictions appearing of record.

Subject to Condominium Assessments.

Subject to the terms, conditions and restrictions of the Declaration of Sherwood Forest Cluster B Condominiums, above referred to and all exhibits attached thereto, said exhibits including but not limited to the by-laws of the Sherwood Forest Cluster B Association and the Rules and Regulations of said Association. The ownership, occupancy, use, encumbrancing, leasing and transferring of said property above conveyed shall be subject to said terms, conditions and restrictions.

Subject to public utility easements.