



2019000389

TRANSYLVANIA CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$656.00

PRESENTED & RECORDED
01-25-2019 01:43:36 PM

CINDY M OWNBEY
REGISTER OF DEEDS

BY KARIN SMITH
DEPUTY REGISTER OF DEEDS

BK: DOC 868

PG: 520-522

1/25/19
RB

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$656.00 Return after recording to: Donald E. Jordan
Brief description for the Index: Lot 9 (Revised), Phase II, Fortune Square
This Deed was prepared by: Donald E. Jordan, Attorney at Law
This property does not include the primary residence of Grantor

This DEED is made this 21st day of January, 2019, by and between:

GRANTOR: **DIMPS REALTY CO., INC.**
(mistakenly identified as Dimps Realty, Inc.
in the Deed recorded in Deed Book 331, Page 570),
a North Carolina corporation
Grantor's Address: P.O. Box 1574, Brevard, NC 28712

GRANTEE: **WESLEY JAMES DAVIS and**
DEBRA P. DAVIS,
Husband and Wife
Grantee's Address: 67 Fortune Lane, Brevard, NC 28712

The designation Grantor and Grantee in this Deed shall include the parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

The Grantor, for a valuable consideration paid by the Grantee (the receipt of which is acknowledged) grants, bargains, sells and conveys to the Grantee in fee simple, all of the lot or parcel of land located in the City of Brevard, Brevard Township, Transylvania County, North Carolina, and as is described in the attached Exhibit "A." This is a portion of the same property acquired by Grantor by Deed recorded in Deed Book 331, Page 570, Transylvania County Registry. This conveyance is made subject to easements and rights of way of record, to any covenants of record, and to real property taxes for the current year.

THIS CONVEYANCE IS MADE FOR THE GRANTEE TO HAVE AND TO HOLD the Property and all privileges and appurtenances belonging to the Property in fee simple.

The Grantor covenants with the Grantee that Grantor is seized of the Property 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, subject only to the stated exceptions.

Grantor is signing this Deed as of the date specified above.

Dimps Realty Co., Inc.

By: *Dimples Fortune Simmons*
Dimples Fortune Simmons, President

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, Donald E. Jordan, a Notary Public of the specified County and State, certify that Dimples Fortune Simmons personally appeared before me this day and acknowledged that she is the President of Dimps Realty Co., Inc., and that by authority given and as the act of the corporation, she signed this Deed on its behalf.

Witness my signature and official stamp or seal, this 23 day of January, 2019.

My commission expires: August 30, 2019

[Signature]
Notary Public

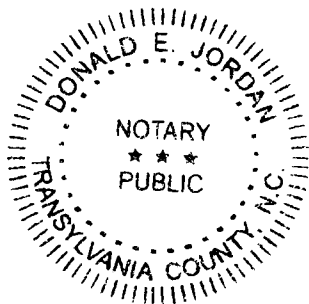


EXHIBIT "A"

All of Lot No. 9 (Revised), Phase II of Fortune Square Subdivision, containing 5,209 square feet, as shown on the plat of a survey, dated February 14, 2018, prepared by E. Roger Raxter, PLS, recorded in Plat File 18, Slide 118, Records of Plats for Transylvania County, in the office of the Register of Deeds, Transylvania County, North Carolina.

Together with and subject to all rights of way and easements of record. As shown on the referenced Plat, the heat pump for the adjoining Lot 10 is on or near the property line. This conveyance is made subject to an easement for the benefit of Lot 10 for the location of the heat pump.

18,118

File 18 Slide 118

- LEGEND**
- CMF CONCRETE MONUMENT FOUND
 - IRF IRON ROD FOUND
 - UP UNMARKED POINT
 - IRS 5/8" IRON ROD SET
 - R/W RIGHT OF WAY
 - IPF IRON PIPE FOUND
 - WM WATER METER
 - D.B. DEED OR DOCUMENT BOOK
 - P.F. PLAT FILE
 - WV WATER VALVE
 - MH MAN HOLE
 - DI DROP INLET
 - ULYSSES WYNN D.B. 408, PAGE 404 WITH OLD ABANDONED RAILROAD GRADE
 - TIE - N 49°38'06" E 106.83'

2018001966
 TRANSLYVANIA CO, NC FEE \$21.00
 PRESENTED & RECORDED:
 04-26-2018 11:30:45 AM
 CINDY M OWNBEY
 REGISTER OF DEEDS
 BY KARIN SMITH
 DEPUTY REGISTER OF DEEDS
BK: PF 18
PG: 118-118

REVISED SURVEY OF :
**LOT NO. 9, REVISED OF :
 FORTUNE SQUARE, PHASE II**

BEING FORMER LOT NO. 9 OF FORTUNE SQUARE, PHASE II AS SHOWN ON P.F. 16, SLIDES 434-435 OF THE TRANSLYVANIA COUNTY REGISTRY.

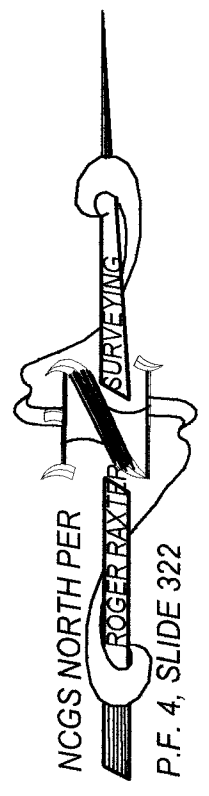
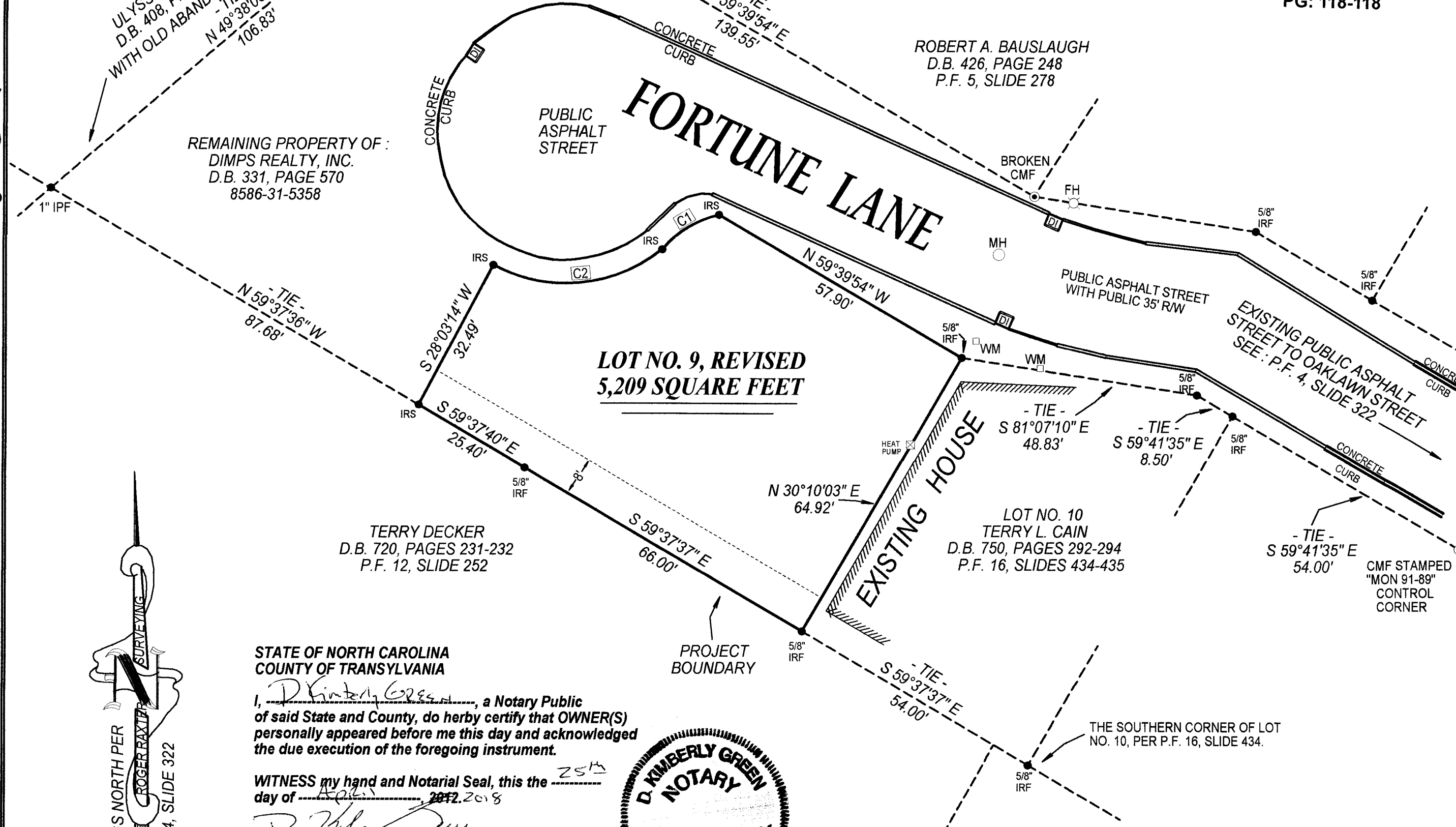
PROPERTY LOCATED IN :
 CITY OF BREVARD
 BREVARD TOWNSHIP
 TRANSLYVANIA COUNTY
 NORTH CAROLINA

DEED REFERENCE : D.B. 331, PAGE 570.
 PLAT REFERENCE : P.F. 16, SLIDES 434-435.

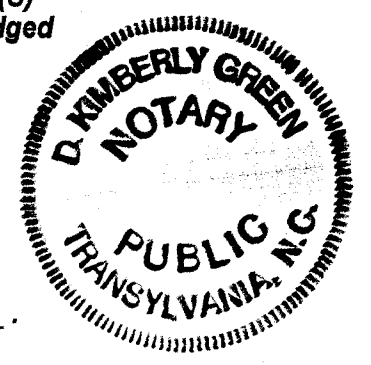
SURVEY DATES : OCTOBER, 2009 and FEBRUARY, 2018.

NOTES

- 1) This property is located in Zone X, areas determined to be outside the 500-year floodplain per F.I.R.M. of this area dated October 02, 2009.
- 2) This property is subject to matters found by a title examination and also subject to all restrictions, setback lines, roadways, zoning ordinances and right of ways appearing on this property and/or of record.
- 3) Area computed by coordinate method, including all right of ways.
- 4) This is of another category, such as the recombination of existing parcels, a court ordered survey or other exception to the definition of subdivision. (GS 47-30)(11) d.
- 5) This map is not transferable, and may not be used by any person or entity without written authorization from E. Roger Raxter, PLS. This plat is provided for the use of the parties named hereon.
- 6) The corners found and set are one inch to twelve inches above the ground, unless otherwise noted.
- 7) The Tax Pin's are : 8586-31-5375 and 8586-31-5358 (portion).
- 8) This property is zoned R3.
- 9) There is not a building setback line restriction on the frontage of Fortune Lane and the side lot lines from Fortune Lane to the rear lot corners in the project boundary lines per special exception permit for planned unit development by Brevard Board of Adjustment dated August 14, 1984.
- 10) See P.F. 4, slide 322 for North Carolina grid tie.
- 11) Former lot No. 9 was revised to agree with the existing asphalt street and concrete curb for Fortune Lane.



STATE OF NORTH CAROLINA
 COUNTY OF TRANSLYVANIA
 I, Kimberly Green, a Notary Public of said State and County, do hereby certify that OWNER(S) personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
 WITNESS my hand and Notarial Seal, this the 25th day of February, 2018.
 [Signature]
 Notary Public
 My Commission Expires 7/8/22



CURVE TABLE

Id	Radius	Arc Length	Chord	Ch Bear
C1	20.00'	13.82'	13.55'	S 58°17'51" W
C2	31.50'	36.94'	34.86'	S 84°27'44" W

STATE OF NORTH CAROLINA COUNTY OF TRANSLYVANIA
 I, PAUL C. RAY, Review Officer of the above noted county certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.
 Review Officer Paul C. Ray
 Date 4/20/2018

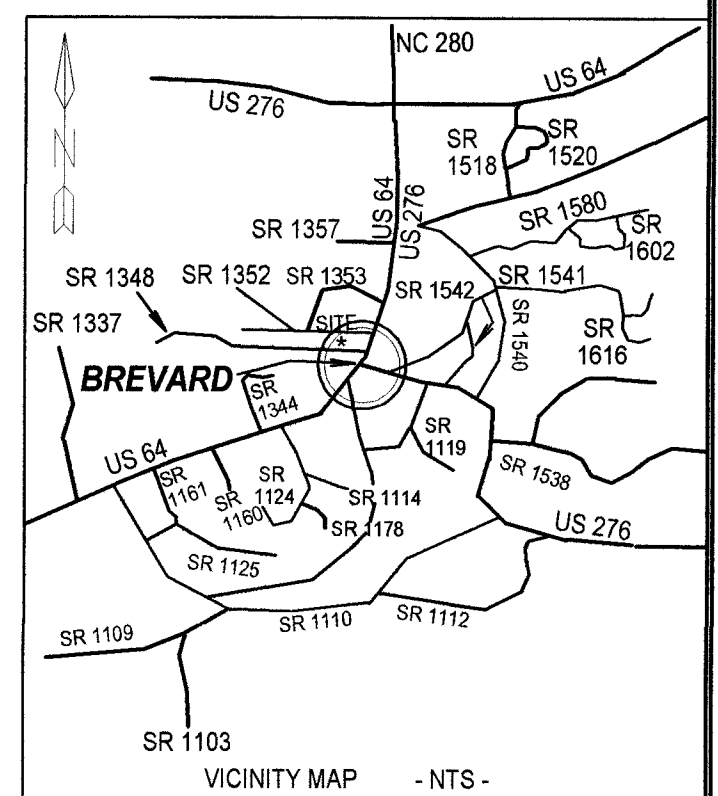
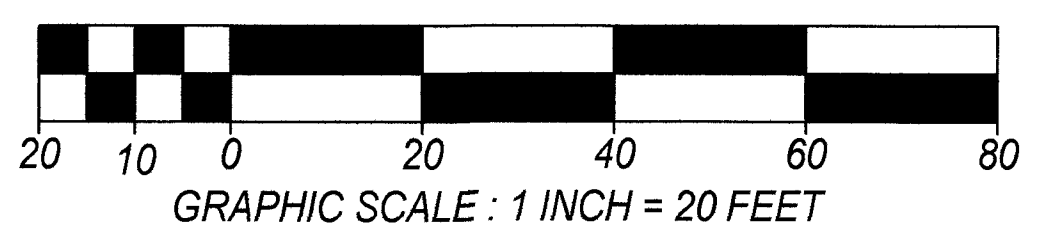


Certificate of Ownership and Dedication
 I hereby certify that I am the owner of the property shown and described, which is located in the subdivision jurisdiction of the City of Brevard and that I hereby adopt this plan of subdivision with my free consent, establish minimum building setback lines, preserve and protect all significant trees over 15 inches diameter in the tree and root protection area, and plant supplementary trees as required. Furthermore, I hereby dedicate all streets, alleys, walks, parks, and other site and easements, to public or private uses as noted. Furthermore, I hereby dedicate all sanitary sewer, storm sewer, and water lines that are located in public utility easements or right-of-ways to the City of Brevard. Furthermore, I hereby set aside in perpetuity for permanent preservation, all Regulatory Floodways, Stream Corridor Protection Areas, and other protected natural areas as shown, described, or otherwise noted hereon.
 Date 4/23/2018
 Owner(s) Luzie Realty Co. Limited Partnership

Certificate of Approval for Recording
 I hereby certify that the subdivision plat shown is exempt from the subdivision provision of the City of Brevard Regulating Ordinance, and is therefore exempt from its provisions. The plat has been found to comply with the zoning regulations of the City of Brevard Regulating Ordinance, and has been approved by the City of Brevard for recording in the office of the Register of Deeds of Transylvania County.
 Date 4/20/2018
 Review Officer, City of Brevard Paul C. Ray

I, E. Roger Raxter, Professional Land Surveyor, certify that this plat was drawn under my supervision from information found in D.B. 331, Page 570 : That the boundaries not surveyed are shown as broken lines and are platted from information noted hereon. That the ratio of precision as calculated does not exceed 1' in 10,500'. That this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this the 14th day of February, 2018.
 [Signature]
 SURVEYOR L-2938 REGISTRATION NUMBER

I, E. Roger Raxter, N.C. PLS certify that this survey is of another category, such as the recombination of existing parcels, a court ordered survey or other exception to the definition of subdivision. (GS 47-30)(11) d.
 Date February 14, 2018
 E. Roger Raxter, PLS No. L-2938
 (@Copyright E. Roger Raxter 2018)



Surveyed By :
E. ROGER RAXTER, N.C. PLS L-2938
 1101 SILVERSTEEN ROAD
 LAKE TOXAWAY, N.C. 28747
 PHONE : (828) 966-4399 OR
 CELL : (828) 226-0251
 E-MAIL : erraxter@hotmail.com
 DATE FEBRUARY 14, 2018 DRAWING NUMBER 91089D



2022003725

TRANSYLVANIA CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

06-08-2022 12:35:10 PM

BETH C LANDRETH
REGISTER OF DEEDS

BY: ANTJE OWEN
DEPUTY REGISTER OF DEEDS

BK: DOC 1040

PG: 527-529

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$0.00

Return after recording to: Donald E. Jordan

Brief description for the Index: 740 sq feet, Phase II, Fortune Square

This Deed was prepared by: Donald E. Jordan, Attorney at Law

This property does not include the primary residence of Grantor

JP 6822

This DEED is made this 31st day of May, 2022, by and between:

GRANTOR: **DIMPS REALTY CO., INC.,**
(mistakenly identified as "Dimps Realty, Inc."
in the Deed recorded in Deed Book 331, Page 570),
a North Carolina corporation
Grantor's Address: P.O. Box 1574, Brevard, NC 28712

GRANTEE: **WESLEY JAMES DAVIS and**
DEBRA P. DAVIS, Husband and Wife
Grantee's Address: 67 Fortune Lane, Brevard, NC 28712

The designation Grantor and Grantee in this Deed shall include the parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

The Grantor, for a valuable consideration paid by the Grantee (the receipt of which is acknowledged) grants, bargains, sells and conveys to the Grantee in fee simple, all of the lot or parcel of land located in the City of Brevard, Brevard Township, Transylvania County, North Carolina, and as is described in the attached Exhibit A. This is a portion of the same property acquired by Grantor by Deed recorded in Deed Book 331, Page 570, Transylvania County Registry. This conveyance is made subject to easements and rights of way of record, to any covenants of record, and to real property taxes for the current year.

THIS CONVEYANCE IS MADE FOR THE GRANTEE TO HAVE AND TO HOLD the Property and all privileges and appurtenances belonging to the Property in fee simple.

The Grantor covenants with the Grantee that Grantor is seized of the Property 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, subject only to the stated exceptions.

Grantor is signing this Deed as of the date specified above.

DIMPS REALTY CO., INC.

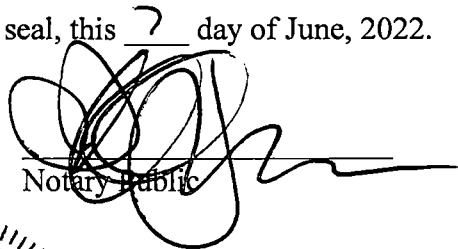
By: *Dimples Fortune Simmons*
Dimples Fortune Simmons, President

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, Donald E. Jordan, a Notary Public of the specified County and State, certify that Dimples Fortune Simmons personally appeared before me this day and acknowledged that she is the President of Dimps Realty Co., Inc., and that by authority given and as the act of the corporation, she signed this Deed on its behalf.

Witness my signature and official stamp or seal, this 7 day of June, 2022.

My commission expires: August 30, 2024


Notary Public

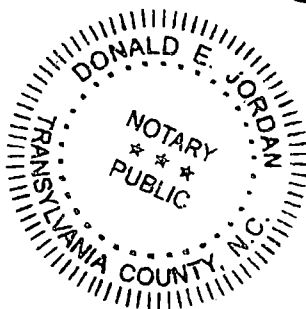


EXHIBIT A - LEGAL DESCRIPTION

All of the property containing 740 square feet as shown on the plat of survey, dated March 23, 2022, prepared by E. Roger Raxter, PLS, for Wesley James Davis and wife, Debra P. Davis, recorded in Plat File 22, Slide 181, Records of Plats for Transylvania County, in the office of the Register of Deeds, Transylvania County, North Carolina, as located between the new line and the old line as shown on the Plat.

This 740 square foot parcel shall be added to and become a part of Grantees' existing Lot 9-A (Revised), to form new Lot No. 9-A-1 (Revised), Phase II of Fortune Square Subdivision, as shown on the plat of a survey referenced above. Grantees' consent to this combination is shown on the Plat.

Together with and subject to all rights of way and easements of record.

22181

Plat File 22, pg. 181

LEGEND
 CMF CONCRETE MONUMENT FOUND
 IRF IRON ROD FOUND
 UP UNMARKED POINT
 IRS 5/8" IRON ROD SET
 R/W RIGHT OF WAY
 N/A NOT APPLICABLE
 --- CHAINLINK FENCE
 D.B. DEED OR DOCUMENT BOOK
 P.F. PLAT FILE
 (W) WATER VALVE
 (M) MAN HOLE
 (S) SEWER VALVE
 (H) HEAT PUMP
 (DI) DROP INLET
 BROKEN CONCRETE MONUMENT

PROPERTY LINE REVISION OF :

LOT NO. 9-A-1, REVISED OF FORTUNE SQUARE, PHASE II

2022003349
 TRANSYLVANIA CO, NC FIEL S21.00
 PRESENTED & RECORDED
 05-24-2022 09:24:26 AM
 BETH C LANDRETH
 REGISTER OF DEEDS
 BY DEBRA MCALL
 DEPUTY REGISTER OF DEEDS
 BK: PF 22
 PG: 181-181

THIS IS A REVISION OF FORMER LOT NO. 9-A, REVISED OF FORTUNE SQUARE, PHASE II AS SHOWN IN P.F. 21, SLIDE 420 OF THE TRANSYLVANIA COUNTY REGISTRY.

PROPERTY LOCATED IN :
CITY OF BREVARD
BREVARD TOWNSHIP
TRANSYLVANIA COUNTY
NORTH CAROLINA

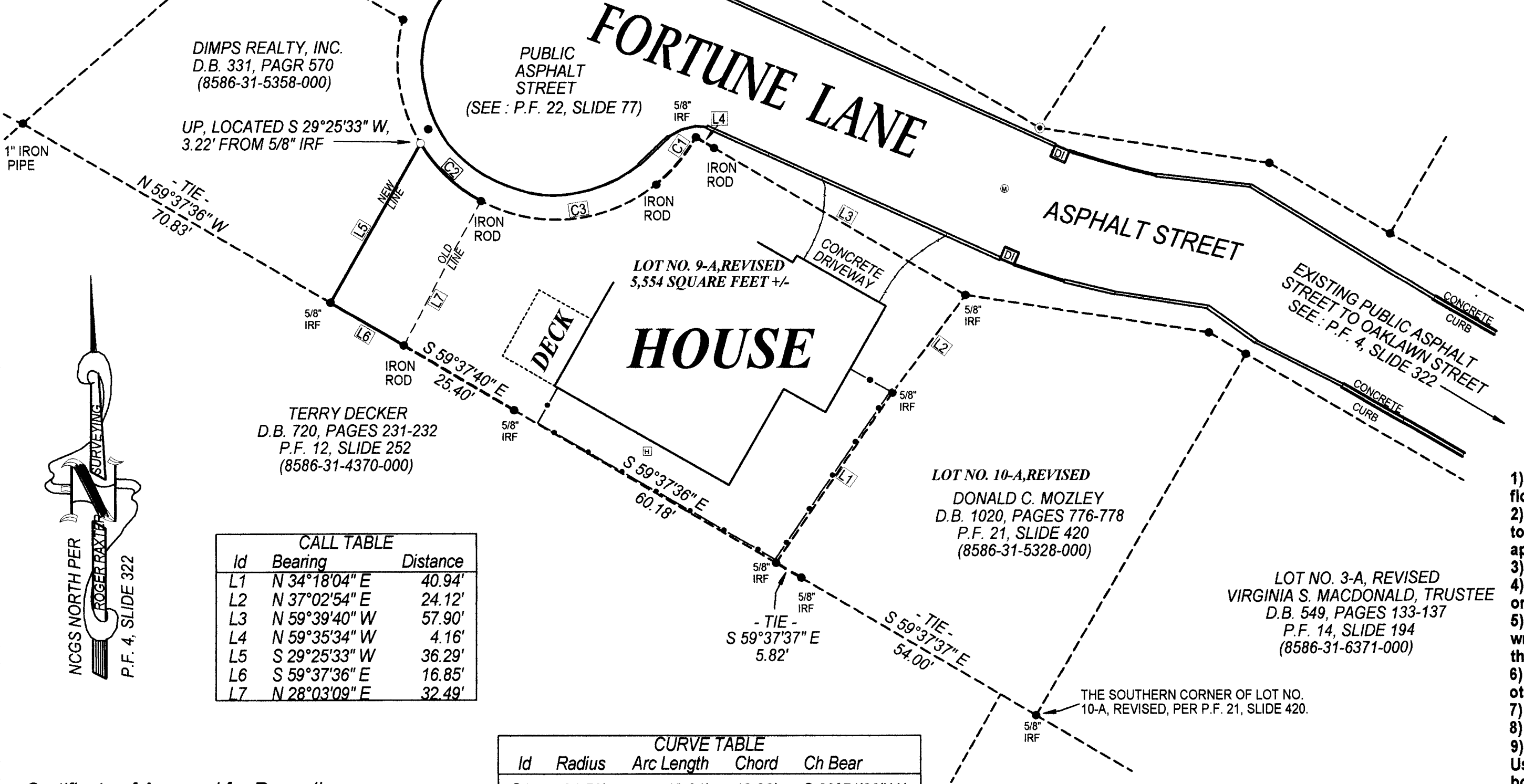
DEED REFERENCES : D.B. 868, PAGES 520-522 (FORMER LOT 9-A, REVISED) & D.B. 331, PAGE 570 (DIMPS REALTY, INC.).

PLAT REFERENCE : P.F. 21, SLIDE 420.

SURVEY DATE : NOVEMBER, 2021.

FORMER LOT NO. 9-A, REVISED IS OWNED BY :
**WESLEY JAMES DAVIS and wife,
DEBRA P. DAVIS**

FORTUNE SQUARE PROPERTY IS OWNED BY :
DIMPS REALTY, INC.



NOTES

- 1) This property is located in Zone X, areas determined to be outside the 500-year floodplain per F.I.R.M. of this area dated October 02, 2009.
- 2) This property is subject to matters found by a title examination and also subject to all restrictions, setback lines, roadways, zoning ordinances and right of ways appearing on this property and/or of record.
- 3) Area computed by coordinate method, including all right of ways.
- 4) This is of another category, such as the recombination of existing parcels, a court ordered survey or other exception to the definition of subdivision. (GS 47-30)(11) d.
- 5) This map is not transferable, and may not be used by any person or entity without written authorization from E. Roger Raxter, PLS. This plat is provided for the use of the parties named hereon.
- 6) The corners found and set are one inch to twelve inches above the ground, unless otherwise noted.
- 7) This property is zoned GR 8.
- 8) See P.F. 4, slide 322 for North Carolina grid tie.
- 9) This survey does not certify legal title to the land itself or to the boundaries shown. Users of this plat should obtain an accurate legal opinion as to the ownership within the boundaries of this plat.
- 10) The new lines between former Lots 9-A, revised and the Fortune Square property are the only lines surveyed in November, 2021. The other calls and corner descriptions were taken from the recorded plats referred to above. This data has not been field verified by me.
- 11) The area to be conveyed to Lot 9-A-1, Revised is 740 square feet +/-.
- 12) All of the improvements on these properties has not been located or shown on this plat as of November 23, 2022.
- 13) The Tax Pin's are : 8586-31-5375-000 (former Lot 9-A, Revised) and 8586-31-5358-000 (Dimps Realty, Inc.).

CALL TABLE

Id	Bearing	Distance
L1	N 34°18'04" E	40.94'
L2	N 37°02'54" E	24.12'
L3	N 59°39'40" W	57.90'
L4	N 59°35'34" W	4.16'
L5	S 29°25'33" W	36.29'
L6	S 59°37'36" E	16.85'
L7	N 28°03'09" E	32.49'

CURVE TABLE

Id	Radius	Arc Length	Chord	Ch Bear
C1	31.50'	12.31'	12.23'	S 39°51'30" W
C2	31.50'	16.78'	16.58'	N 46°18'35" W
C3	31.50'	37.00'	34.91'	S 84°55'09" W

Certificate of Approval for Recording

I hereby certify that the subdivision plat shown is exempt from the subdivision provisions of the Brevard Regulating Ordinance, and is therefore exempt from its provisions. The plat has been found to comply with the zoning regulations of the Brevard Regulating Ordinance, and has been approved by the City of Brevard for recording in the Office of the Register of Deeds of Transylvania County.

Emily Brewer, Emily Brewer
 City of Brevard
 5/20/22
 Date

Review Officer, City of Brevard



I, E. Roger Raxter, Professional Land Surveyor, certify that this plat was drawn under my supervision from information found in D.B. as , Page noted : That the boundaries not surveyed are shown as broken lines and are platted from information noted hereon. That the ratio of precision as calculated does not exceed 1' in N/A . That this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this the 23th day of March , 2022.

SURVEYOR L-2938 REGISTRATION NUMBER

Certificate of Ownership and Dedication

I hereby certify that I am the owner of the property shown and described, which is located in the subdivision jurisdiction of the City of Brevard and that I hereby adopt this plan of subdivision with my free consent, establish minimum building setback lines, preserve and protect all significant trees over 15 inches diameter in the tree and root protection area, and plant supplementary trees as required. Furthermore, I hereby dedicate all streets, alleys, walks, parks, and other site and easements, to public or private uses as noted. Furthermore, I hereby dedicate all sanitary sewer, storm sewer, and water lines that are located in public utility easements or right-of-ways to the City of Brevard. Furthermore, I hereby set aside in perpetuity for permanent preservation, all Regulatory Floodways, Stream Corridor Protection Areas, and other protected natural areas as shown, described, or otherwise noted hereon.

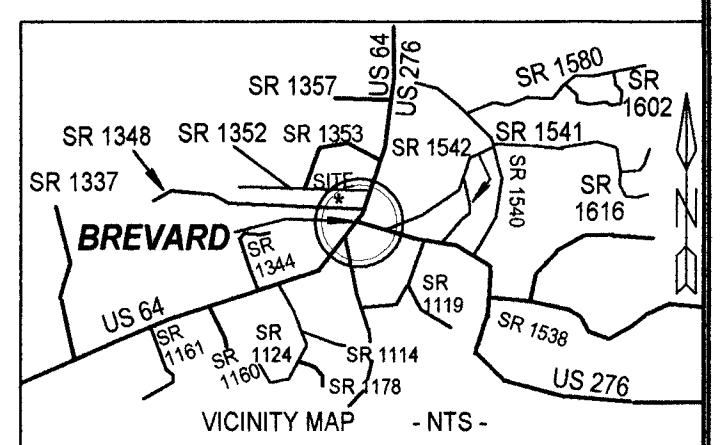
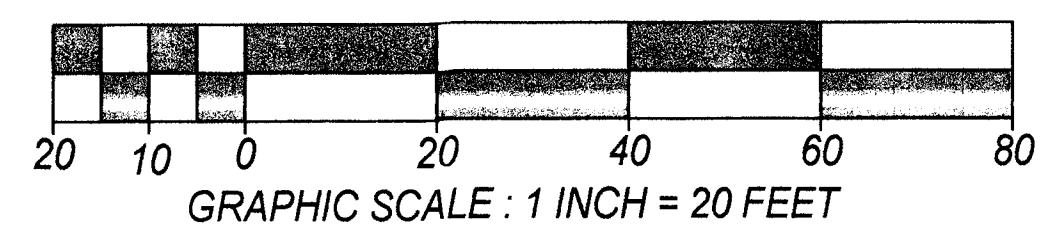
5-23-2022 Date
 5-23-2022 Date
Donella A. Johnson Owner(s)
Wesley J. Davis II Owner(s)

I, E. Roger Raxter, N.C. PLS certify that this survey is of another category, such as the recombination of existing parcels, a court ordered survey or other exception to the definition of subdivision. (GS 47-30)(11) d.
 March 23, 2022 Date
 E. Roger Raxter, PLS No. L-2938 Date
 (@Copyright E. Roger Raxter 2022)

Review Officer Certification.

State of North Carolina, County of Transylvania
 I, *Emily Brewer*, Review Officer of Transylvania County, certify that the map or plat to which this certification is affixed meets all the statutory requirements for recording.
Emily Brewer, Emily Brewer
 5/20/22
 Date

Review Officer



Surveyed By :
E. ROGER RAXTER, N.C. PLS L-2938
 1101 SILVERSTEEN ROAD
 LAKE TOXAWAY, N.C. 28747
 PHONE : (828) 966-4399 OR
 CELL : (828) 226-0251
 E-MAIL : erraxter@gmail.com
 DATE MARCH 23, 2022 DRAWING NUMBER 91089F