

2023002975

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

\$680.00

PRESENTED & RECORDED

06/21/2023 04:24:47 PM

BETH C LANDRETH

REGISTER OF DEEDS

BY: KARIN SMITH

ASSISTANT

BK: DOC 1082

PG: 280 - 282

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$680.00

Parcel Identifier No. 8586516970305 Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail/Box to: Richard B. Daniel, PLLC, 352 S. Caldwell Street, Brevard, NC 28712, Box #

This instrument was prepared by: Goosmann Rose Colvard & Cramer, P.A., 77 Central Ave, Suite H, Asheville, NC 28801 Box # 81 (23-2644)

Brief description for the Index: _____

THIS DEED made this 21st day of June, 2023, by and between

GRANTOR

GRANTEE

Lisa Edwards Ellsworth, Trustee of the M. Jerome Edwards Trust for the Benefit of Lisa Edwards Ellsworth, dated December 5, 2014, and any amendments thereto

Frank W. Bagrier and Kay T. Trettin-Benson, married to each other
29 West French Broad Street, Unit #305
Brevard, NC 28712

and Lisa Edwards Ellsworth and Stoughton L. Ellsworth, Trustees of the Carolyn Lathrop Ellsworth Special Needs Trust dated December 15, 2009, and any amendments thereto

4 Cedar Hill Drive
Asheville, NC 28803

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 herein by reference. This instrument was prepared by the Law Office of Goosmann Rose Colvard & Cramer, P.A. without review or examination of the herein described property and no opinions or representations are being made, either expressed or implied, by said law firm or any of its attorneys. This instrument was prepared by George F. Goosmann, IV., 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 1031 page 32.

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

A map showing the above described property is recorded in Plat Book 13 page 142.

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: Those matters set forth in the description for the property; easements and rights of way of record or in place; restrictive covenants of record; the use provisions of any governmental ordinance affecting the property and taxes for the current year.

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

M. Jerome Edwards Trust for the Benefit of Lisa Edwards Ellsworth,
dated December 5, 2014, and any amendments thereto
(Entity Name)

By: *Lisa Edwards Ellsworth*
Lisa Edwards Ellsworth, Trustee

Carolyn Lathrop Ellsworth Special Needs Trust dated
December 15, 2009, and any amendments thereto
(Entity Name)

By: *Lisa Edwards Ellsworth*
Lisa Edwards Ellsworth, Trustee

By: *Stoughton L. Ellsworth*
Stoughton L. Ellsworth, Trustee

State of North Carolina – County of Buncombe

I, the undersigned Notary Public of the County and State aforesaid, certify that Lisa Edwards Ellsworth, personally appeared before me this day and acknowledged that she is the Trustee of M. Jerome Edwards Trust for the Benefit of Lisa Edwards Ellsworth, dated December 5, 2014, and any amendments thereto and that by authority duly given and as the act of such entity, she signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 19th day of June, 20 23

My Commission Expires: 10/08/2025

Jasmine B. Lee
Notary Public Jasmine B. Lee
JASMINE B. LEE
NOTARY PUBLIC
BUNCOMBE COUNTY, NC

State of North Carolina – County of Buncombe

I, the undersigned Notary Public of the County and State aforesaid, certify that Lisa Edwards Ellsworth and Stoughton L. Ellsworth, personally appeared before me this day and acknowledged that they are the Trustees of Carolyn Lathrop Ellsworth Special Needs Trust dated December 15, 2009, and any amendments thereto and that by authority duly given and as the act of such entity, they signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 19th day of June, 20 23

My Commission Expires: 10/08/2025

Jasmine B. Lee
Notary Public Jasmine B. Lee
JASMINE B. LEE
NOTARY PUBLIC
BUNCOMBE COUNTY, NC

EXHIBIT "A"

All of Condominium Unit 305 of French Broad Place Condominiums, as described in the Declaration for French Broad Place Condominiums recorded in Document Book 502, Page 593, Transylvania County Registry (as amended) and as shown on the Plats recorded in Plat File 13, Slides 139-144.

Together with an undivided 1.1435 percent interest in the common areas and facilities of French Broad Place Condominiums, as set forth in the Declaration of the French Broad Place Condominiums.

This conveyance is together with and further subject to any and all exceptions, conditions, provisions, reservations, rights of way, easements, covenants, restrictions and encumbrances of record or which may otherwise be shown upon the property described hereinabove.

This being the identical property conveyed unto the Grantor by deed of Charles Eric Hulseley and Barbara Allison Husley as recorded on May 31, 2017, at Document Book 805, Page 643, records of the Register of Deeds Office for Transylvania County, North Carolina.

LE A.E.