



2017006637

TRANSYLVANIA CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$188.00

PRESENTED & RECORDED:
12-18-2017 04:57:26 PM

CINDY M OWNBEY
REGISTER OF DEEDS
BY: CHRISTINA HARRIS
DEPUTY REGISTER OF DEEDS

BK: DOC 827
PG: 744-746

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 188.00

Parcel Identifier No. 8574-53-6081 Verified by KE County on the 18 day of Dec, 2017
By: _____

Mail/Box to: The Neumann Law Firm, PLLC, 9 Park Place West Suite 102, Brevard, NC 28712

This instrument was prepared by: The Neumann Law Firm, PLLC, 9 Park Place West Suite 102, Brevard, NC 28712 17-2162

Brief description for the Index: _____

THIS DEED made this 8th day of December, 2017, by and between

GRANTOR
MICHAEL S. MCCRACKEN and wife,
PATRICE D. MCCRACKEN
10 Marcel Court
Fairfield, OH45014-3652

GRANTEE
BRADFORD A. BRYANT and wife,
SHEA L. BRYANT
2728 Windsorgate Lane
Orlando, FL 32828

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 BREVARD, CAIHEY'S CREEK 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 339 page 763.

A map showing the above described property is recorded in Plat Book 10 page 470-477.

NC Bar Association Form No. L-3 © 1976, Revised © 1977, 2002

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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 Document Book 209, Page 195, TRANSYLVANIA County Registry.

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

(Entity Name)

Michael S. McCracken (SEAL)
MICHAEL S. MCCRACKEN
Patrice D. McCracken (SEAL)
PATRICE D. MCCRACKEN

By: _____
Title: _____

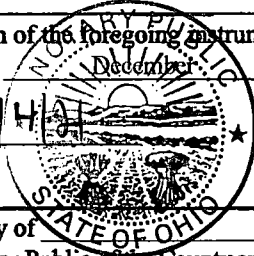
By: _____
Title: _____

By: _____
Title: _____

~~State of North Carolina~~ - County of TRANSYLVANIA 8/1/17

I, the undersigned Notary Public of the County and State aforesaid, certify that MICHAEL S. MCCRACKEN and wife, PATRICE D. MCCRACKEN 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 5th day of December, 2017.

My Commission Expires: 2/4/21 SETH D. GEISLER Notary Public, State of Ohio
My Commission Expires February 04, 2021 Notary Public



State of North Carolina - County of _____

I, the undersigned Notary Public of the County 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

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20__.

My Commission Expires: _____
Notary Public

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

Register of Deeds for _____ County
By: _____ Deputy/Assistant - Register of Deeds

Exhibit A

Being all of Lot 25 of Chasewood as shown on a plat thereof recorded in Plat File 10, Slides 470-477, Records of Plats for Transylvania County.

Together with a right-of-way to Barberry Circle (NCSR 1201) and Island Ford Road (NCSR 1110) over and along the private roads shown on the recorded plat hereinabove referred to which connect the lots located in Chasewood with the public road.

This conveyance is made subject to all easements and other matters shown on the recorded plat hereinabove referred to and to the Declaration of Restrictive and Protective Covenants recorded in the office of the Register of Deeds for Transylvania County in Document Book 209, page 195.