



2017000273

TRANSYLVANIA CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT X
\$550.00

PRESENTED & RECORDED
01-17-2017 03:24:39 PM

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

BK: DOC 791
PG: 449-451

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$550.00 Return after recording to: Donald E. Jordan

Brief description for the Index: Lot 6, Phase I Villas, Bedford Place

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

This property does include the primary residence of Grantor

KQ 1/17/17

This DEED is made this 10th day of January, 2017, by and between:

GRANTOR: **KATHRYN ANNE LOPEZ, Unmarried**
Grantor's Address: 7813 Bristlecone Drive, Wilmington, NC 28411

GRANTEE: **BETTY ANDERSON**
Grantee's Address: 35 E. Danbury Lane, Brevard, NC 28712

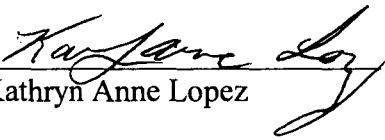
The designation Grantor and Grantee in this Deed shall include the parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

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 Brevard Township, Transylvania County, North Carolina, and as is described in the attached Exhibit "A." This is all of the same property acquired by Grantor by Deed recorded in Document Book 736, Page 517, 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.

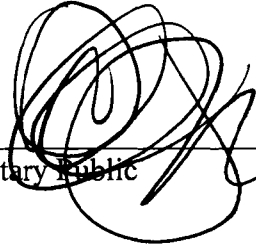

Kathryn Anne Lopez

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, Donald E. Jordan, a Notary Public of the specified County and State, certify that Kathryn Anne Lopez personally appeared before me this day and acknowledged the voluntary execution of this Deed.

Witness my signature and official stamp or seal, this 12th day of January, 2017.

My commission expires: August 30, 2019


Notary Public

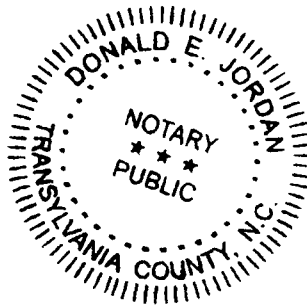


EXHIBIT "A"

All of Lot 6 of Phase I Villas as shown on the Plat entitled "Final Plat of Bedford Place, Phase I Villas" prepared by Associated Land Surveyors, dated July 3, 2002, and recorded in Plat File 9, Slide 740, records of plats for Transylvania County in the office of the Register of Deeds for Transylvania County, North Carolina.

Subject to the Restated Master Declaration of Covenants, Conditions and Restrictions for Bedford Place recorded in Document Book 719, Page 1, Transylvania County Registry, which amends and restates the earlier restrictions recorded in Deed Book 97, Page 268, Transylvania County Registry.