

ZU23002855

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

\$290.00

PRESENTED & RECORDED
06/15/2023 10:53:41 AM

BETH C LANDRETH

REGISTER OF DEEDS

BY: ANTJE OWEN

DEPUTY REGISTER OF DEEDS

BK: DOC 1081

PG: 483 - 485

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$290.00
Parcel ID:	8574-62-4772-000
Mail/Box to:	Coward, Hicks & Siler, P.A., 211 Cashiers School Road, Cashiers, NC 28717
Prepared by:	Staton Law Firm, Whitney Staton, Deed Preparation Only - No Title Search Performed
Brief description for the index:	Lot 33, Chasewood

THIS GENERAL WARRANTY DEED ("Deed") is made on the 13th day of June, 2023, by and between:

GRANTOR	GRANTEE
<p>Andrew Scot Dail and wife, Robin B. Dail</p> <p>71 Banner Farm Rd. Mills River, NC 28759</p>	<p>WJ Investment and Development, LLC, a North Carolina Limited Liability Company</p> <p>31 Piccadilly Pl Brevard, NC 28712</p>

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Brevard, Transylvania County, North Carolina and more particularly described as follows (the "Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 1030 Page 30.

All or a portion of the Property includes or does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat File 10 Slide 470-477.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Subject to 2023 ad valorem property taxes.
Subject to restrictions, right of ways and easements of record.

IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

[Signature]
Name: Andrew Scot Dail
[Signature]
Name: Robin B. Dail

Name:

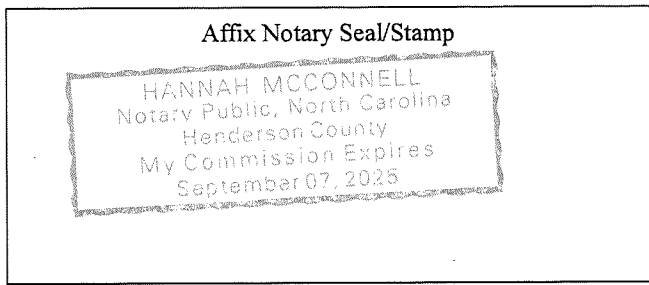
Name:

Entity Name
By: _____
Name:
Title:

By: _____
Name:
Title:

STATE OF NORTH CAROLINA, COUNTY OF HENDERSON

I, Hannah McConnell, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 13th day of June, 20 23 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):
Andrew Scot Dail and Robin B. Dail



[Signature]
Notary Public (Official Signature)
My commission expires: September 7, 2025

EXHIBIT "A"

All of that certain piece, parcel or lot of land, with all improvements thereon, lying and being the State of North Carolina, County of Transylvania, being known and described as all of Lot 33 of Chasewood as shown on a plat thereof recorded in Plat File 10, Slides 470-477, records of the Register of Deeds Office for Transylvania County, North Carolina, reference to which plat is invited for a more complete and accurate description of the subject real property.

Together with a right-of-way to Barberry Circle (NC State Road 1201) and Island Ford Road (NC State Road 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.

Together with and subject to any and all rights of way, easements, restrictions, covenants and other matters of record or appearing upon the premises and specifically to those restrictive covenants set forth at Document Book 209, Page 195, as amended, supplemented and restated, records of the Register of Deeds Office for Transylvania County, North Carolina.

This being the identical property conveyed unto Alan Cayton and Myungja Cayton by deed recorded on April 21st, 2006 in Document Book 345, Page 59, records of the Register of Deeds Office for Transylvania County, North Carolina.

This being the identical property conveyed unto Andrew Scot Dail and Robin B. Dail, husband and wife by deed recorded on March 25, 2022 in Document Book 1030, Page 30, records of the Register of Deeds Office for Transylvania County, North Carolina.