

**2023000585**

TRANSYLVANIA CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

02-07-2023 02:34:39 PM

BETH C LANDRETH

REGISTER OF DEEDS

BY: DELIA MCCALL
DEPUTY REGISTER OF DEEDS**BK: DOC 1068****PG: 238-240**

CP
February 7, 2023

Prepared By and Return to: The Airey Law Firm, PLLC
23 S. Broad Street, Suite 207, Brevard, North Carolina 28712

Brief Description for Index: Parcel B

Excise Tax Due: \$0 (none)

Parcel ID #: Portion of 8585-46-5708

NORTH CAROLINA GENERAL WARRANTY DEED

No title exam requested or performed

THIS DEED, made this 3rd day of February, 2023 by and between,

CALI, LLC, a North Carolina limited liability company
(hereinafter whether one or more the "Grantor");

AND

Aaron E. Hamilton, unmarried
whose address is P.O. Box 42, Penrose, NC 28766
(hereinafter whether one or more the "Grantee")

WITNESSETH, that the Grantor, for valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, have and by these presents do, subject to any conditions set forth below, grant, bargain, sell and convey unto the Grantee, its heirs, successors and assigns, in fee simple, all that certain tract(s) or parcel(s) of land lying, being and situate in Transylvania County, North Carolina; and being more particularly described as follows (intending to and including all appurtenances thereto):

All of Parcel B, containing 0.66 of an acre, more or less, as shown on that plat of survey recorded at Plat File 23, Slide 28, records of the Register of Deeds Office for Transylvania County, North Carolina, reference to which is invited for a more complete and accurate description of the subject property.

Conveyed together with and subject to all easements, rights of way, covenants, restrictions and other matters of record or appearing upon the premises.

This being a portion of the property conveyed unto CALI, LLC and Aaron E. Hamilton by deed recorded on December 29th, 2022 at Document Book 1064, Page 842, records of the Register of Deeds Office for Transylvania County, North Carolina.

TO HAVE AND TO HOLD the property described herein above, with every privilege and appurtenance thereto belonging to the Grantee, its heirs, successors and assigns, in fee simple.

The Grantor covenants with the Grantee, its heirs, successors and assigns, that they are the owners of and are seized of the premises in fee simple; that they have a good right to convey the same in fee simple; that title is marketable and free and clear of all liens and encumbrances, except for those otherwise set forth herein, appearing of record or shown upon the premises; and, that they will forever warrant and defend the title thereto against the claims of all persons whomsoever.

The designation Grantor or Grantee as used herein shall include the above described parties given such title and their respective heirs, successors, and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal, or if corporate or other legal entity, has caused this instrument to be signed in its corporate or legal name by its duly authorized officer(s) or representative(s) under the authority of its Board of Directors or its relevant governing body, the day and year first above written.

