



2017006523

TRANSYLVANIA CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

12-13-2017 04:47:27 PM

CINDY M OWNBEY
REGISTER OF DEEDS

BY D REE M. POWELL
DEPUTY REGISTER OF DEEDS

BK: DOC 827

PG: 225-227

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 0.00

Parcel Identifier No _____ Verified by _____ County on the 13 day of DEC, 2017
By: _____

Mail/Box to: _____

This instrument was prepared by: David C. Neumann, Attorney at Law

Brief description for the Index: 250 MOOSE HAVEN DRIVE

THIS DEED made this 13TH day of December, 2017, by and between

GRANTOR	GRANTEE
<p>KRISTY K. ONTKO, A SINGLE WOMAN</p> <p>250 MOOSE HAVEN DRIVE PENROSE, NC 28766</p>	<p>KRISTY K. ONTKO a single woman, and DANIEL P. COBB, a single man as joint tenants with right of survivorship 250 MOOSE HAVEN DRIVE PENROSE, NC 28766</p>

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 _____, Little River 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 _____, page _____
All or a portion of the property herein conveyed _____ includes or X does not include the primary residence of Grantor.

A map showing the above described property is recorded in Plat File ___, Slide ___.

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:

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

Kristy K. Ontko (SEAL)
KRISTY K. ONTKO

By: _____ (SEAL)

Title: _____

By: _____ (SEAL)

Title: _____

By: _____ (SEAL)

Title: _____

**STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA**

I, **Cassandra R. Gerring**, a Notary Public of the County and State aforesaid, certify that **KRISTY K. ONTKO** personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 13th day of December, 2017.

Cassandra R. Gerring

Cassandra R. Gerring, Notary Public

My Commission Expires: 05-06-2018

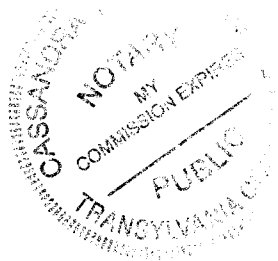


EXHIBIT "A"

Being all of that 1.62 acres parcel of property designated Lot 4 and Southern portion of Lot 8 of Moose Haven subdivision as surveyed by Robert Raxter, RLS, as shown on a plat dated January 24, 1994 and recorded in Plat File 6, Slide 298, Transylvania County Registry.

Subject to restrictive covenants recorded in Deed Book 267, Page 046, Transylvania County Registry.

Subject to the right of way for Moose Haven Drive and the right of way along the North line and other matters as more particularly described and shown on the above referenced recorded survey and plat.