



2021007198

TRANSYLVANIA CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$270.00

PRESENTED & RECORDED:
09-20-2021 12:30:49 PM
CINDY M OWNBEY
REGISTER OF DEEDS
BY: D REE MCCALL
DEPUTY REGISTER OF DEEDS

BK: DOC 1002
PG: 199-201

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$270.00

Return after recording to: Donald E. Jordan

Brief description for the Index: Fisher Road

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

September 20 2021
W/C

This property does not include the primary residence of Grantor

This DEED is made this 20th day of September, 2021, by and between:

GRANTOR: **DEWEY JOE CURTO, unmarried,
RONALD EUGENE CURTO, unmarried,
HENRY JEFFERSON CURTO, unmarried, and
DONALD PATRICK CURTO, joined by his Wife,
MARINA CURTO**

Grantor's Address: 140 McLean Road, Brevard, NC 28712

GRANTEE: **JACKSON C. WINE**
Grantee's Address: P.O. Box 1649, 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 the City of Brevard, Brevard Township, Transylvania County, North Carolina, and as is described in the attached Exhibit A. This is all of the same property described by Deed recorded in Deed Book 148, Page 401, 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.

Dewey Joe Curto
Dewey Joe Curto

Ronald Eugene Curto
Ronald Eugene Curto

Henry Jefferson Curto
Henry Jefferson Curto

Donald Patrick Curto
Donald Patrick Curto

Marina Curto
Marina Curto

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, Donald E. Jordan, a Notary Public of the specified County and State, certify that Dewey Joe Curto, Ronald Eugene Curto, Henry Jefferson Curto, Donald Patrick Curto and Marina Curto personally appeared before me this day and acknowledged the voluntary execution of this Deed.

Witness my signature and official stamp or seal, this 20th day of September, 2021.

My commission expires: August 30, 2024

Donald E. Jordan
Notary Public
NOTARY

PUBLIC
TRANSYLVANIA COUNTY, N.C.

EXHIBIT A - LEGAL DESCRIPTION

BEGINNING at a stake in the East margin of Fisher Road, a common corner of the Ralph Holden Lot and Lot No. 1 of the F. H. Holden Subdivision, and runs thence with the line of Ralph Holden Lot and the line of said Lot No. 1, South 84 deg. 30' East 148 feet to a stake, Southeast corner of said Lot No. 1; thence with the East boundary line of Lots Nos. 1, 2 and 3 of said F. H. Holden Subdivision, North 27 deg. East 197 feet to a stake in the East line of said Lot No. 3; thence North 63 deg. 30' West 147 feet with the center of a private driveway to a stake in the East margin of the Fisher Road; thence with the East margin of said Fisher Road, South 15 deg. West 233 feet to the BEGINNING.

And being all of Lots Nos. 1 and 2 and a part of Lots Nos. 3 and 4 of the F. H. Holden Subdivision.

It is understood and agreed that the private driveway along the North boundary line of the property hereinabove described shall be for the joint use of the property hereby conveyed and the property adjoining the same on the North and shall be jointly maintained by the parties using the same.