



2014001839

TRANSYLVANIA CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$1009.00

PRESENTED & RECORDED
05-14-2014 01:31:31 PM

CINDY M OWNBEY
REGISTER OF DEEDS
BY BEVERLY MCJUNKIN
DEPUTY REGISTER OF DEEDS

BK: DOC 691

PG: 490-493

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 1009.00

Return after recording to: Ramsey & Pratt

Brief description for the Index: Lot P13, Parkside Townhomes, Phase 2, Straus Park

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

This property does not include the primary residence of Grantor

5/14/14
CEL

This DEED is made this 5th day of May, 2014, by and between:

GRANTOR: TERESA M. RAHN, as Successor Trustee of the JEANINE M. TOBIN REVOCABLE TRUST u/a/d July 15, 1992
(See Exhibit "B" for Trustee's Certification)
Grantor's Address: 347 Eastview Drive, Brevard, NC 28712

GRANTEE: JAMES B. JACKSON
Grantee's Address: P.O. Box 1008, Mt. Pleasant, SC 29465

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, described in the attached Exhibit A. This is all of the property acquired by Grantor by Deed recorded in Book 454, Page 550, 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.

Teresa M. Rahn
Teresa M. Rahn, Successor Trustee of the
Jeanine M. Tobin Revocable Trust
u/a/d 07/15/92

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, Donald E. Jordan, a Notary Public of the specified County and State, certify that Teresa M. Rahn, as Successor Trustee of the Jeanine M. Tobin Revocable Trust u/a/d 07/15/92, personally appeared before me this day and acknowledged the voluntary execution of this Deed.

Witness my signature and official stamp or seal, this 8 day of May, 2014.

My commission expires: August 30, 2014

[Handwritten Signature]

Notary Public

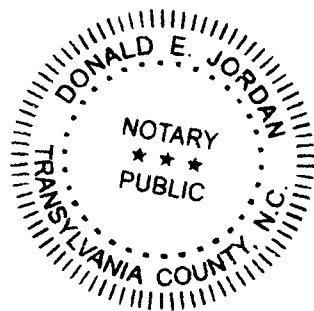


EXHIBIT "A"

All of Lot P13 of Parkside Townhomes, Phase 2 at Straus Park, as shown on the Plat recorded in Plat File 7, Slides 690 through 692, Records of Plats for Transylvania County in the office of the Register of Deeds for Transylvania County, North Carolina.

Together with a right-of-way over the roads shown on the plats referred to above for ingress and egress between the above described property and U.S. Highway 64.

Subject to the Declaration of Covenants of Straus Park dated December 31, 1997, recorded in Book 426, Page 341, amended and restated from the original set in Document Book 633, Page 115, corrected and re-recorded in Document Book 635, Page 554, and amended in Document Book 683, Page 384, Transylvania County Registry.

Subject to the building setback lines and utility easements as shown and referred to on the above referenced plats.

EXHIBIT "B"

Pursuant to NCGS §36C-10-1013 and related Trust laws, Grantor makes the following certifications with respect to the Trust dated July 15, 1992:

1. The Trust has not been revoked or modified in any way which would make these certifications incorrect, and it remains in full force and effect.
2. Jeanine M. Tobin, the Settlor of the Trust, is deceased. Teresa M. Rahn is the sole Successor Trustee of the Trust. The Trust cannot be amended or revoked.
3. The Trust provides the Trustee with the power to sell and convey the real property conveyed by this Deed.
4. The taxpayer identification number for the Trust will be made available to appropriate parties upon request.

Teresa M. Rahn

 Teresa M. Rahn, Successor Trustee of the
 Jeanine M. Tobin Revocable Trust
 u/a/d 07/15/92

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

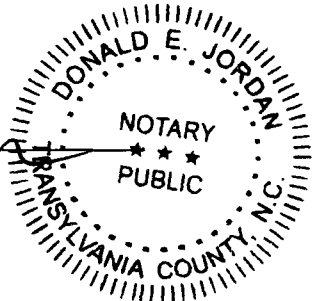
I, Donald E. Jordan, a Notary Public of the specified County and State, certify that Teresa M. Rahn, as Successor Trustee of the Jeanine M. Tobin Revocable Trust u/a/d 07/15/92, personally appeared before me this day and, after being duly sworn, swore or affirmed that the contents of the foregoing are true and correct.

Witness my hand and official stamp or seal, this 8 day of May, 2014.

My commission expires: August 30, 2014

[Handwritten Signature]

 Notary Public



DONALD E. JORDAN
 NOTARY PUBLIC
 TRANSYLVANIA COUNTY, N.C.