



**2022003540**

TRANSYLVANIA CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$1334.00**

PRESENTED & RECORDED:  
05-31-2022 04:20:49 PM

BETH C LANDRETH  
REGISTER OF DEEDS

BY: ANTJE OWEN  
DEPUTY REGISTER OF DEEDS

**BK: DOC 1039**

**PG: 246-249**

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

Return To: Donald E. Jordan  
4 West Main Street, Brevard, North Carolina, 28712

Brief Description for Index: Lot 34, Phase 2, Poplar Crest Subdivision *AH 5/31/22*

Excise Tax Due: \$1,334.00

Parcel ID #: 8596-94-6433-000

No Title Exam Requested or Performed by The Airey Law Firm PLLC

**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED, made this 26<sup>th</sup> day of , 2022, by and between,

C. Joseph Bryson, Jr. and Marisa M. Bryson, husband and wife  
whose address is P.O. Box 4, Pisgah Forest, NC 28768  
(hereinafter whether one or more the "Grantor");

AND

Nicholas James Duffy  
whose address is 747 Poplar Crest Drive, Pisgah Forest, NC 28768  
(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 that certain piece, parcel or lot of land, together with all improvements thereon, lying and being situate in the State of North Carolina, County of Transylvania, being further shown and described as Lot 34, Phase Two, Poplar Crest Subdivision, containing 1.45 acres, more or less, as shown on a plat thereof recorded in Plat File 12, Slides 203 and 204, records of the Register of Deeds Office for Transylvania County, North Carolina, reference to which plat is hereby invited for a more complete and accurate description of the subject real property.

Together with those rights of way and easements benefitting the above-described property as shown and described on the above referenced plat of record, which rights of way and easements shall run with the land.

This conveyance is subject to any and all rights of way, easements, conditions and restrictions of record and/or appearing upon the premises and specifically to those covenants, restrictions, easements and other matters concerning Poplar Crest Subdivision, as recorded in Document Book 393, Page 638, and as subsequently amended, supplemented and/or restated from time to time.

This conveyance is also together with and further subject to the License for Viewshed and View Easement as recorded in Document Book 1021, Page 663, records of the Register of Deeds Office for Transylvania County, North Carolina.

This being the identical property conveyed unto the Grantor by deed of Daniel Mark Rosenfeld and Maryann Marcelonis Rosen as recorded on May 17<sup>th</sup>, 2021, at Document Book 982, Page 200, 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.

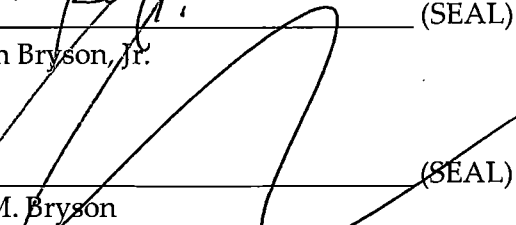
The Grantor covenants with the Grantee, its heirs, successors and assigns, that they are the owners of and are seized of the premises in fee simple; that they have a good right to convey the same in fee simple; that title is marketable and free and clear of all liens and encumbrances, except for those 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.

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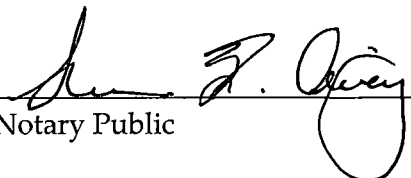
  
\_\_\_\_\_  
C. Joseph Bryson, Jr. (SEAL)

  
\_\_\_\_\_  
Marisa M. Bryson (SEAL)

**ACKNOWLEDGMENT**

STATE OF NORTH CAROLINA )  
 )  
COUNTY OF TRANSYLVANIA )

I, a Notary Public of the County and State aforesaid, certify that C. Joseph Bryson, Jr. and Marisa M. Bryson, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this the 26<sup>th</sup> day of May, 2022.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 07-09-24

(SEAL OR STAMP)

SHEA B. AIREY  
NOTARY PUBLIC  
Transylvania County  
North Carolina  
My Commission Expires 07/04/2024