

DATE 2017-07-27 BY SP

**2017006718**

HAYWOOD COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$140.00**

PRESENTED & RECORDED  
07/27/2017 10:05:47 AM  
**SHERRI C. ROGERS**  
REGISTER OF DEEDS  
BY: STACY C. MOORE  
ASSISTANT

**BK: RB 933**  
**PG: 187 - 190**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 140.00

Parcel Identifier No. 8734-33-4771-00000 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_  
By: \_\_\_\_\_

Mail/Box to: Law Offices of Richard J. Maita, P.A., 35 A Montford Avenue, Asheville, NC 28801

This instrument was prepared by: Law Offices of Richard J. Maita, P.A., 35 A Montford Avenue, Asheville, NC 28801

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 26th day of July, 2017, by and between

**GRANTOR**  
Brandee C. Boggs, unmarried  
20 Maxwell Street  
Asheville, NC 28801  
and  
Allison Lea, unmarried  
9 Pleasant Street  
Bristol, VT 05443

**GRANTEE**  
Daniel Alexis Figueroa *[Signature]*  
and wife, Laura Figueroa *[Signature]*  
  
Mail add: 191 Fletcher View Dr.  
Fletcher, NC 28732

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the City of \_\_\_\_\_, \_\_\_\_\_ Township, Haywood County, North Carolina and more particularly described as follows:

See "Attachment" attached hereto and incorporated herein by reference. This instrument was prepared by Richard J. Maita, a North Carolina licensed attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county/town tax collector upon disbursement of closing proceeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 472 page 1777.  
All or a portion of the property herein conveyed    includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book \_\_\_\_\_ page \_\_\_\_\_.

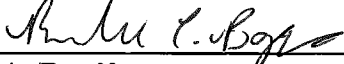
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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:

Easements, restrictions, rights of way of record and utility lines readily apparent and in existence over or under the subject property. Ad Valorem taxes for the current year.

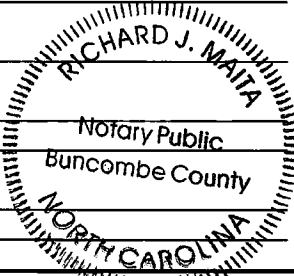
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

By: \_\_\_\_\_ (Entity Name) \_\_\_\_\_ Print/Type Name: \_\_\_\_\_ (SEAL)

By: \_\_\_\_\_ Print/Type Name & Title: \_\_\_\_\_  \_\_\_\_\_ (SEAL)  
Print/Type Name: Brandee C. Boggs

By: \_\_\_\_\_ Print/Type Name & Title: \_\_\_\_\_ (SEAL)  
Print/Type Name: \_\_\_\_\_

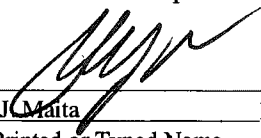
By: \_\_\_\_\_ Print/Type Name & Title: \_\_\_\_\_ (SEAL)  
Print/Type Name: \_\_\_\_\_



State of NC - County or City of Buncombe

I, the undersigned Notary Public of the County or City of Buncombe and State aforesaid, certify that Brandee C. Boggs personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 26th day of July, 2017.

My Commission Expires: 02-22-18  
(Affix Seal)

  
Richard J. Maity Notary Public  
Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_  
I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
(Affix Seal)

\_\_\_\_\_  
Notary Public  
Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_  
I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ personally came before me this day and acknowledged that he is the \_\_\_\_\_ of \_\_\_\_\_, a North Carolina or \_\_\_\_\_ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
(Affix Seal)

\_\_\_\_\_  
Notary Public  
Notary's Printed or Typed Name

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:

Easements, restrictions, rights of way of record and utility lines readily apparent and in existence over or under the subject property. Ad Valorem taxes for the current year.

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

\_\_\_\_\_  
(Entity Name) Print/Type Name: \_\_\_\_\_ (SEAL)

By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_  
Print/Type Name: Allison Lea (SEAL)

By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_  
Print/Type Name: \_\_\_\_\_ (SEAL)

By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_  
Print/Type Name: \_\_\_\_\_ (SEAL)

State of Vermont Count or City of Adlison  
I, the undersigned Notary Public of the County of Bristol and State aforesaid, certify that  
Allison Lea personally appeared before me this day and acknowledged the due  
execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 24<sup>th</sup> day of  
July, 2017.

My Commission Expires: February 10, 2019  
(Affix Seal)

Stephanie M  
Stephanie Tuxill Notary Public  
Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_  
I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that  
\_\_\_\_\_ personally appeared before me this day and acknowledged the due  
execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of  
\_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
(Affix Seal) \_\_\_\_\_ Notary Public  
Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_  
I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that  
\_\_\_\_\_ personally came before me this day and acknowledged that  
\_\_\_\_\_ he is the \_\_\_\_\_ of \_\_\_\_\_, a North Carolina or  
\_\_\_\_\_ corporation/limited liability company/general partnership/limited partnership (strike through the  
inapplicable), and that by authority duly given and as the act of such entity, \_\_\_\_\_ he signed the foregoing instrument in its name on its  
behalf as its act and deed. Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
(Affix Seal) \_\_\_\_\_ Notary Public  
Notary's Printed or Typed Name

**ATTACHMENT**

BEGINNING at mouth of Bear Branch and running with public road, North, 52 poles to a poplar bush (Dewey Cook corner of east side of Fines Creek); thence in a northwesterly course crossing Fines Creek to a point of ridge; thence up said ridge with Dewey Cook line, 167 poles to a chestnut tree in S.L. Green line; thence with said Green line, South, 86 poles to a stake, Green corner; thence West, 2 poles to H.L. Justice corner; thence with Justice line, South, 26 poles to a stake in R.N. Rogers at point of ridge near Jesse Rogers spring; thence with Bear Branch, East, 38 poles to the BEGINNING, containing 50 acres, more or less.

EXCEPTING the property described in Deed Book 262 at Page 678, Haywood County Registry, AND that property lying to the east of the centerline of Max Patch Road.

Grantor also conveys that property, if any, lying between the north line of the property (18.998 acres) shown at Plat Cabinet "C" at Slot 1963, Haywood County Registry, and the south line of the above-described property.

BEING the identical property as conveyed by deed recorded in Deed Book 472 at Page 1777 on May 28, 1999, Haywood County, NC Registry.

PIN # 8734-33-4771-00000

W

