

2022006796TRANSYLVANIA COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX**\$1338.00**PRESENTED & RECORDED
10/28/2022 02:34:55 PM**BETH C LANDRETH**

REGISTER OF DEEDS

BY: KARIN SMITH

ASSISTANT

BK: DOC 1058**PG: 543 - 547****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$1,338.00

Parcel Identifier No.: 8593010240000

Mail after recording to: : The Neumann Law Firm, PLLC, 9 Park Place West, Suite 102, Brevard, NC 28712

This instrument was prepared by: The Neumann Law Firm, PLLC, 9 Park Place West, Suite 102, Brevard, NC 28712

Brief Description from the Index:

THIS DEED made this October 21, 2022, by and between

GRANTOR	GRANTEE
Michael Evans, Trustee of The Nell Pauline Evans Trust dated October 25, 1988, as amended	Van Bruce Robinson and Carol Robinson, a married couple 128 Runneymede Drive Blythewood, SC 29016

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 City of Brevard, Transylvania County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

The property herein described is or is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 1026, Page 14, Transylvania County Registry.

A map showing the above described property is recorded in Plat Book 5 Page 11-11A and referenced within this instrument.

22-1146

submitted electronically by "The Neumann Law Firm"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Transylvania County Register of Deeds.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

The Nell Pauline Evans Trust dated October 25, 1988

By: Michael Evans, Trustee (SEAL)
Michael Evans, Trustee

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, Douglas R. Campen, Notary Public, do hereby certify that Michael Evans, Trustee of The Nell Pauline Evans Trust dated October 25, 1988 personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 20th day of October, 2022.

[Signature]
Official Signature of Notary
Printed or typed name of Notary

My Commission Expires:
9-17-25

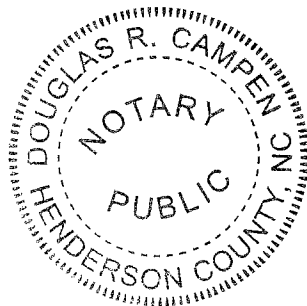


Exhibit "A"

All of Lot Number 69, in Unit 21 of Conestee Falls Development as shown by the Plat recorded in Plat Book 5, Pages 11-11A, Records of Plats for Transylvania County, North Carolina.

This conveyance is subject to the Declaration of Restrictive Covenants by Conestee Falls Development Corporation, as originally recorded in Deed Book 189, Page 443 of the Transylvania County Registry, and as the Covenants have since been supplemented, amended, and restated.

Subject to a right-of-entry for improvements, and to rights-of-way for roads and utilities in place or of record.

Tax Parcel Number: 8593010240000

Property Address: 409 Usdasdi Drive, Brevard, NC 28712

CERTIFICATION OF TRUST

(Under NCGS §36C-10-1013)

THIS CERTIFICATION OF TRUST (the “Certification”) is made by the undersigned Trustee(s) pursuant to the North Carolina Uniform Trust Code, NCGS §36C-10-1013, and under penalties of perjury, intending that it be relied upon by all parties to the transaction relevant to this Certification.

- (1) The exact name of the trust as set forth in the trust instrument (herein the “Trust”) is: The Nell Pauline Evans Trust dated October 25, 1988, as amended
- (2) The Trust is dated as of October 25, 1988, is currently in existence and was executed on October 25, 1988.
- (3) The name(s) of the settlor(s) of the Trust is/are: Michael Evans
- (4) The name(s) and address(es) of the currently acting trustee(s) is/are (herein the “Trustee(s)”): Michael Evans, 144 Ugedaliyvi Ct. Brevard, NC 28712
- (5) The powers of the Trustee(s) relevant to the transaction for which this Certification is being presented include the ability to transfer property
- (6) The Trust is revocable. If revocable, the name(s) of the person(s) with the power to revoke the Trust is/are: Michael Evans
- (7) If co-trustees, the Trust requires the signature of one Trustee(s) to exercise any powers of the Trustee(s).
- (8) The Trust Taxpayer ID Number is available upon request.
- (9) The manner of taking title to Trust property is in the name(s) of the Trustee(s) as Trustee(s) for the Trust, or in the name of the Trust as shown above.
- (10) The settlor(s) of the Trust, if revocable, or any other powerholder under the Trust has issued no instructions that would limit or restrict the Trustee’s authority to enter into or consummate this transaction in accordance with this Certification.
- (11) The legal description of the real property (including Tax ID or Parcel ID) relevant to the transaction for which this Certification is given is attached hereto as Exhibit A.

The undersigned hereby certifies that the Trust was lawfully executed, validly created, and is not revoked, modified or amended in any manner which would cause the representations contained in this Certification of Trust to be incorrect, and that this Certification is being signed by all of the currently acting Trustee(s) of the trust. The Trustee(s) acknowledge that the recipient may require the Trustee(s) to provide excerpts from the Trust instrument and amendments, modifications or restatements which designate the Trustee(s) and confer upon the Trustee(s) the power to act in this transaction.

The Nell Pauline Evans Trust dated October 25, 1988

By: Michael Evans, Trustee (SEAL)
Michael Evans, Trustee

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, Douglas R. Campen, Notary Public, do hereby certify that Michael Evans, Trustee of The Nell Pauline Evans Trust dated October 25, 1988 personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 28th day of October, 2022.



Official Signature of Notary
Printed or typed name of Notary

My Commission Expires:

9-17-25

