



2016001992

TRANSYLVANIA CO. NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED

05-06-2016 12:20:31 PM

CINDY M OWNBEY

REGISTER OF DEEDS

BY D REE M POWELL
DEPUTY REGISTER OF DEEDS

BK: DOC 762

PG: 383-385

NORTH CAROLINA GENERAL WARRANTY DEED

C.O. 5/6/16

Excise Tax: 0.00

Parcel Identifier No. _____ Verified by _____ County on the ____ day of _____, 2016
By: _____

Mail/Box to: The Neumann Law Firm PLLC 9 Park Place West Suite 102

This instrument was prepared by: David C. Neumann, Attorney at Law

Brief description for the Index:

THIS DEED made this 3rd day of May, 2016, by and between

GRANTOR

GRANTEE

**Sandra Hollister and spouse,
Kathleen G. Szafranski**

**Sandra Hollister and spouse,
Kathleen G. Szafranski**

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 the City of _____, Little River Township, Transylvania County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

The property hereinabove described was acquired by Grantor by instrument recorded in Book 381, page 632. All or a portion of the property herein conveyed X includes or ___ does not include the primary residence of Grantor.

A map showing the above described property is recorded in Plat File ___, Slide ___.

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:

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

By: _____

Title: _____

By: _____

Title: _____

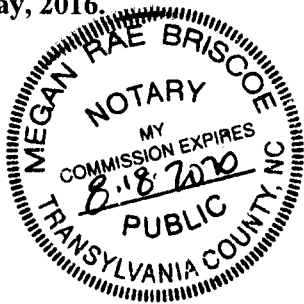
By: _____

Title: _____

Sandra M. Hollister (SEAL)
 Sandra Hollister
Kathleen G. Szafranski (SEAL)
 Kathleen G. Szafranski

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, Megan Rae Briscoe, a Notary Public of the County and State aforesaid, certify that SANDRA HOLLISTER AND SPOUSE, KATHLEEN G. SZAFRANSKI personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 4th day of May, 2016.



Megan Rae Briscoe
 Notary Public
Megan Rae Briscoe
 Print or Typed Notary Public
 My Commission Expires: 8.18.2020

Exhibit "A"

BEING ALL of Lot 18, Revised, of Pisgah Forest Farms Subdivision, 0.918 acres, more or less, as surveyed by Clarence A. Jenkins, PLS, and shown on a plat dated December 19, 2005, and recorded in Plat File 11, Slide 517, Transylvania County Registry.

SUBJECT TO Restrictive Covenants of record, recorded in Deed Book 389, Page 165, of the Transylvania County Registry.

TOGETHER WITH and SUBJECT TO all of the rights of way more particularly described in Doc Book 31, Page 806, Transylvania County Registry.

The purpose of this deed is to create a tenancy by the entirety in the Grantee herein. If, at any time in the future, NC does not recognize this as a tenancy by the entirety; then the Grantees herein shall be joint tenants with right of survivorship.