

2022004230

TRANSYLVANIA COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX

\$1900.00

PRESENTED & RECORDED

06/30/2022 04:20:53 PM

BETH C LANDRETH

REGISTER OF DEEDS

BY: BETH C LANDRETH

REGISTER

BK: DOC 1043

PG: 350 - 352

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,900

Return after recording to: Ramsey, Pratt & Camenzind

Brief description for the Index: M121 Straus Park

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

This property does include the primary residence of Grantor

This DEED is made this 20th day of June, 2022, by and between:

GRANTOR: **WESLEY B. EASTMAN and
SANDRA L. EASTMAN,
Husband and Wife**

Grantor's Address: 1321 Trailhead Court, Greenville, SC 29617

GRANTEE: **MICHELLE McINTOSH and JASON McINTOSH,
as Co-Trustees of the McIntosh Trust dated June 6, 2014**

Grantee's Address: 5220 James Road, Santa Barbara, CA 93111

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.

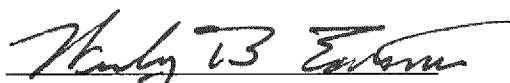
The Grantor, for a valuable consideration paid by the Grantee (the receipt of which is acknowledged) grants, bargains, sells and conveys to the Grantee in fee simple, all of the lot or parcel of land located in Brevard Township, Transylvania County, North Carolina, and as is described in the attached Exhibit A. This is all of the same property acquired by Grantor by Deed recorded in Document Book 119, Page 223, 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.

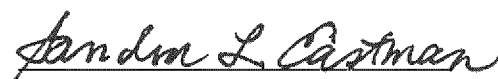
Submitted electronically by "Ramsey, Pratt & Camenzind, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Transylvania County Register of Deeds.

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.


Wesley B. Eastman

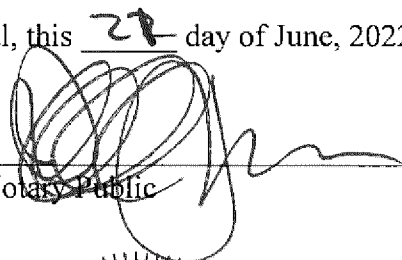

Sandra L. Eastman

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, Donald E. Jordan, a Notary Public of the specified County and State, certify that Wesley B. Eastman and Sandra L. Eastman personally appeared before me this day and acknowledged the voluntary execution of this Deed.

Witness my signature and official stamp or seal, this 27 day of June, 2022.

My commission expires: August 30, 2024


Notary Public

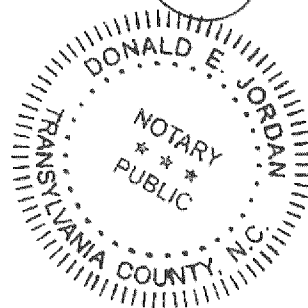


EXHIBIT "A"

All of Lot M121 of Mountainside Homes, Phase 3 and 4 revised, at Straus Park, according to the Plat recorded in Plat File 8, Slides 464-467, Records of Plats for Transylvania County in the office of the Register of Deeds for Transylvania County, North Carolina. An updated Survey for Lot M121 is recorded in Plat File 22, Slide 218.

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 and the Mountainside Homes Lot Covenants dated December 31, 1997, recorded in Deed Book 426, Page 341, and as amended.

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