



2019002650

TRANSYLVANIA CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$450.00

PRESENTED & RECORDED:
05-29-2019 02:56:16 PM

CINDY M OWNBEY
REGISTER OF DEEDS
BY: BETH C LANDRETH
ASSISTANT

BK: DOC 881
PG: 149-151

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 450.00

Parcel Identifier No. 9512-78-8535/9512-7 Verified by _____ County on the 29 day of May, 2019
By: TG

Mail/Box to: The Lyda Law Firm, 308 Martin Luther King Jr. Blvd, Hendersonville, NC 28792

This instrument was prepared by: Whitney Staton - Deed Preparation Only - No Title Search Performed

Brief description for the Index: _____

THIS DEED made this 22 day of _____, May, 2019, by and between

GRANTOR

Carlton B. Moody and wife, Susan G. Moody
108 Selica Road
Brevard, NC 28712

GRANTEE

Douglas A. Meyer and Ellen Francis Meyer
as Co-Trustees of the Douglas A. Meyer
Revocable Living Trust, dated May 10, 2005 as
amended and Restated October 14, 2014
236 Bunyan Gap Trail
Cedar Mountain, NC 28718

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

See Exhibit A Attached Hereto and Incorporated by Reference

The property hereinabove described was acquired by Grantor by instrument recorded in Book 805 page 466.

All or a portion of the property herein conveyed X includes or _____ does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 2 page 396A.

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:

Subject to 2019 ad valorem property taxes.

Subject to easements, rights of way and restrictions of record.

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

By: _____ (Entity Name) Carlton B. Moody (SEAL)
Print/Type Name: Carlton B. Moody

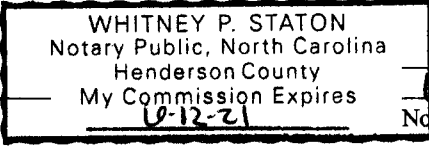
By: _____
Print/Type Name & Title: _____ Susan G. Moody (SEAL)
Print/Type Name: Susan G. Moody

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

State of North Carolina - County or City of Henderson

I, the undersigned Notary Public of the County or City of Henderson and State aforesaid, certify that Carlton B. Moody and wife, Susan G. Moody 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 22 day of May, 20 19.

My Commission Expires: 6/12/21 (Affix Seal)  Whitney P. Staton 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

EXHIBIT "A"

TRACT I: BEING all of LOT 16 of a subdivision of the Guy W. Smith, Jr. and wife, Rickie L. Smith property known as CEDAR CREEK SUBDIVISION, plat of which said subdivision is on file in Plat File 2 at Slide 396A, Transylvania County Registry; reference to which is hereby made for a more complete description of the property herein conveyed.

This conveyance is made SUBJECT TO restrictive and protective covenants and easements which appear of record in Deed Book 285 at Page 41 of the Transylvania County Registry.

TOGETHER WITH and SUBJECT TO all rights of way, easements and restrictions appurtenant to the Grantors and the subject premises herein.

TRACT II: BEGINNING at a rebar found in the southern line of Lot 16 of Cedar Creek Subdivision, the same lying South 87 deg. 31 min. 20 sec. West 60.00 feet from a calculated point in the center of Cedar Creek Drive and in the northern line of Lot 9 of Cedar Creek Subdivision, at a point where the branch intersects Cedar Creek Drive and running from said beginning point, South 87 deg. 31 min. 20 sec. West 160.39 feet to a point in the center of Bunyan Gap Trail; thence along and with the center of Bunyan Gap Trail, three (3) calls as follows: South 19 deg. 53 min. 28 sec. West 82.81 feet to a point; thence South 19 deg. 53 min. 28 sec. West 60 feet to a point and South 10 deg. 58 min. 44 sec. West 70.86 feet to a point, the same being the westernmost corner of Lot 11 of Cedar Creek Subdivision; thence along and with the northern line of Lot 11, North 70 deg. 15 min. 09 sec. East 104.11 feet to a rebar standing South 70 deg. 15 min. 09 sec. West 90.00 feet from a concrete monument; thence North 30 deg. 55 min. 32 sec. East 196.44 feet to the point of BEGINNING, pursuant to an unrecorded plat of survey by Robert L. Hafler, RLS dated June 13, 1995 (signed May 7, 2004) Drawing No: 95057 and being all of the remainder of Lot 12 of Cedar Creek Subdivision as recorded in Plat File 2 at Slide 396A, Transylvania County Registry.

Tract II which is the remaining portion of Lot 12 has been described by metes and bounds rather than by reference to the recorded plat because an area consisting of .223 acres was previously conveyed to the owners of Lot 9 of Cedar Creek Subdivision.

This conveyance is made SUBJECT TO restrictive and protective covenants and easements which appear of record in Deed Book 285 at Page 41 of the Transylvania County Registry.

TOGETHER WITH and SUBJECT TO all rights of way, easements and restrictions appurtenant to the Grantors and the subject premises herein.

BEING the same property conveyed in a Deed from John P. Waller and wife, Judy Waller to Carlton B. Moody and wife, Susan G. Moody recorded May 26, 2017 in Book 805, Pages 466-468 in the Transylvania County, North Carolina Register of Deeds Office.

Title Insurance: Attorneys Title - Commonwealth