

2017006583

TRANSYLVANIA COUNTY NC FEE \$26.00

STATE OF NC REAL ESTATE EXTX

\$770.00

PRESENTED & RECORDED

12/15/2017 03:06:58 PM

CINDY M OWNBEY

REGISTER OF DEEDS

BY: D REE M. POWELL

DEPUTY REGISTER OF DEEDS

BK: DOC 827**PG: 516 - 518****NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: 770.00Parcel Identifier No. 8592-10-8258 Verified by _____ County on the ____ day of _____, 20____
By: _____Mail/Box to: The Neumann Law Firm, PLLC, 9 Park Place West, Ste 102, Brevard, NC 28712This instrument was prepared by: The Neumann Law Firm, PLLC, 9 Park Place West, Ste 102, Brevard, NC 28712 17-2126

Brief description for the Index: _____

THIS DEED made this 15th day of December, 2017, by and between**GRANTOR**
ROBERTA A. AUMEN, an unmarried widow749 Common Drive
Highpoint, NC 27265**GRANTEE**
SCOTT EDWARD GARRETT and wife,
DEBRA C. GARRETT
65 TWISTED TREE LANE
BREVARD, NC 28712

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 _____, _____ Eastatoe _____ 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 424 page 33.A map showing the above described property is recorded in Plat Book 12 page 142.

NC Bar Association Form No. L-3 © 1976, Revised © 1977, 2002

Printed by Agreement with the NC Bar Association – 1981 SoftPro Corporation, 333 E. Six Forks Rd., Raleigh, NC 27609

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, other than the following exceptions: Restrictive covenants recorded in Doc Book 385, and Doc Book 398, 328 357, TRANSYLVANIA County Registry.

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

(Entity Name)

Robert A. Aumen (SEAL)
ROBERTA A. AUMEN

By: _____
Title: _____

(SEAL)

By: _____
Title: _____

(SEAL)

By: _____
Title: _____

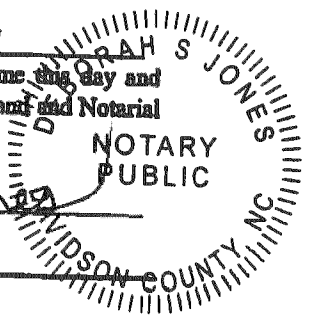
(SEAL)

State of North Carolina - County of Davidson

I, the undersigned Notary Public of the County and State aforesaid, certify that ROBERTA A. AUMEN 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 15th day of December, 2017

My Commission Expires: 7/21/2020

Delorah S Jones
Notary Public



State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____

_____ 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: _____

Notary Public

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20__.

My Commission Expires: _____

Notary Public

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By: _____ Register of Deeds for _____ County
Deputy/Assistant - Register of Deeds

EXHIBIT "A"

Being all of Lot 127, containing 1.25 acres, more or less, of Section Six of Big Hill Acreage Homesteads, Green Hollow Subdivision, as shown on a plat thereof recorded in Plat File 12, Slide 142, Records of Plats for Transylvania County.

Together with a right of way to Green Hollow Lane over and along Twisted Tree Lane which connects the lot hereinabove described with Green Hollow Lane, and thence to the public road over and along Green Hollow Lane and all other subdivision roads which may currently connect the lot hereinabove described with the public road. Said right of way shall be for road and utility line purposes and for travel of all kinds, on foot and with all types of vehicles, with the right of ingress, egress and regress over and along the same in common with all others entitled to the use thereof, with it being understood and agreed that Twisted Tree Lane is a limited common area for the use and benefit of Lots 127 and 128 and the green area which is located adjacent to said lane despite the fact that ownership of the various portions of said lane will continue to remain vested in the owners of Lot 128 and the green area across which said lane extends and forms a portion of. It is anticipated that said lane shall be used primarily as a means of ingress and regress by the owners of Lots 127 and 128 to their respective lots, and both lot owners shall be obligated to share equally in the cost of repairing and maintaining said lane which shall be assessed as a special assessment against such lot owners by Big Hill Property Owners Association, Inc., which shall have the same rights and remedies with regard to the levying and collecting of such special assessments as are provided for in the levying and collection of regular assessments in the Declaration of Restrictive Covenants of Big Hill Homesteads, Phase II, Green Hollow Subdivision, recorded in the office of the Register of Deeds for Transylvania County in Document Book 350, page 328, as amended by an amendment thereto recorded in Document Book 398, page 657.

This conveyance is made subject to the rights of way of all utility lines which may currently traverse the property, to all rights of way for utility lines which may currently appear of record, and to the Declaration of Restrictive Covenants of Big Hill Acreage Homesteads, Phase II, Green Hollow Subdivision, recorded in the office of the Register of Deeds for Transylvania County in Document Book 350, page 328, as amended in Document Book 398, page 657.

For the purposes of the Declaration of Restrictive Covenants of Big Hill Acreage Homesteads, Phase II, Green Hollow Subdivision, recorded in Document Book 350, page 328, as amended, hereinabove referred to, this deed shall also be deemed to constitute a supplemental declaration which submits the lot hereinabove described to the terms and conditions of said declaration, as amended, designates the permissible use of the lot hereinabove described as single family residential and declares that said lot is held and shall be held, conveyed, hypothecated, encumbered, leased, rented, used, occupied and improved subject to the provisions of said Declaration.

**2022005317**TRANSYLVANIA CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$124.00

PRESENTED & RECORDED:

08-19-2022 01:30:55 PM

BETH C LANDRETH
REGISTER OF DEEDSBY: KARIN SMITH
ASSISTANT**BK: DOC 1049****PG: 756-758****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$124.00

Return after recording to: The Airey Law Firm

Brief description for the Index: Lot 128, Big Hill

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

This property does not include the primary residence of Grantor

dm 8-19-22

This DEED is made this 12th day of August, 2022, by and between:

GRANTOR: **THOMAS M. STOCKLEN and**
 KATHLEEN C. STOCKLEN,
 Husband and Wife

Grantor's Address: 356 High Ridge Road, Pisgah Forest, NC 28768

GRANTEE: **SCOTT E. GARRETT and**
 DEBRA C. GARRETT,
 Husband and Wife

Grantee's Address: 65 Twisted Tree Lane, Brevard, NC 28712

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 the Eastatoe Township, Transylvania County, North Carolina, and as is described in the attached Exhibit A. This is a portion of the same property acquired by Grantor by Deed recorded in Document Book 703, Page 82, 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.

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.

Thomas M. Stocklen
Thomas M. Stocklen

Kathleen C. Stocklen
Kathleen C. Stocklen

STATE OF MICHIGAN
COUNTY OF Benzie

I, Brooke Brinkman, a Notary Public of the specified County and State, certify that Thomas M. Stocklen and Kathleen C. Stocklen personally appeared before me this day and acknowledged the voluntary execution of this Deed.

Witness my signature and official stamp or seal, this 15th day of August, 2022.

My commission expires: 03/20/2026

Bl Br
Notary Public

[Notary Stamp/Seal Here]

BROOKE BRINKMAN
NOTARY PUBLIC
BENZIE COUNTY, MI
My Commission Expires 03/20/2026
Acting in the county of Benzie

EXHIBIT A - LEGAL DESCRIPTION

All of Lot 128, containing 1.62 acres, of Big Hill Acreage Homesteads, Green Hollow Subdivision, Section Six, Phases 9 & 10, as shown on the plat of a survey recorded in Plat File 12, Slide 142, Records of Plats for Transylvania County, in the office of the Register of Deeds, Transylvania County, North Carolina.

This conveyance is made together with a right of way over roads in the Big Hill Development for access to the NC state road system, and subject to easements and covenants of record.

Notwithstanding any requirement which may be set out to the contrary in the Declaration of Restrictive Covenants to which the lot hereinabove described is subject or in any amendments thereto which appear of record, it is specifically understood and agreed that any dwelling that is constructed on Lot 128 or Lot 129 shall be located not less than 10 feet from the northern property line.