

**2023004288**TRANSYLVANIA COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXTX**\$1000.00**

PRESENTED &amp; RECORDED

08/30/2023 04:04:12 PM

**BETH C LANDRETH**

REGISTER OF DEEDS

BY: DELIA MCCALL

DEPUTY REGISTER OF DEEDS

**BK: DOC 1090****PG: 7 - 9****NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: **\$1,000.00**Parcel Identifier No. 8574-64-1990-000 Verified by Transylvania County on the \_\_\_ day of \_\_\_\_\_, 2023.

By: \_\_\_\_\_

Mail/Box to:

**Ramsey, Pratt, Camenzind & Daniel, P.A., 35 N. Gaston Street, Brevard, NC 28712**

This instrument was prepared by:

**Shelton Jones, Attorney, Straus Park, 5 Park Place East Suite 201, Brevard, NC 28712 (WITHOUT TITLE EXAM)**

Brief description for the Index: Lot 58 Chasewood

THIS DEED made this 30 day of August, 2023, by and between**GRANTOR****Adam Summey,****a divorced and unremarried man**

287 N. Caldwell St.

Brevard, NC 28712

**GRANTEE****Stillhouse Mountain LLC****a Florida limited liability company**7901 4<sup>th</sup> Street N., Suite 300

St. Petersburg, FL 33702

Enter in appropriate block for each party: name, 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 or parcel of land situated in the City of \_\_\_\_\_, Catheys Creek Township, Transylvania County, North Carolina and more particularly described as follows:

**See Exhibit "A" attached hereto and made a part hereof by reference. This property does ( ) or does not (X) include the primary residence of the Grantor.**The property hereinabove described was acquired by Grantor by instrument recorded in **Document Book 1019, Page 739.**A map showing the above described property is recorded in **Plat Book 10, Page 470-477.**

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: This conveyance is made subject to easements and rights of way of record, to any recorded restrictions and covenants, and to real property taxes for the current year.

Submitted electronically by "Ramsey, Pratt, Camenzind & Daniel, 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.

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

*Adam Summey* (SEAL)  
Adam Summey



State of NC County of Transylvania

I, the undersigned Notary Public of the County and State aforesaid, certify that **Adam Summey** 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 30 day of **August, 2023**.

My Commission Expires: 12/9/25 *Raquel O. Banko*  
Notary Public

**EXHIBIT "A"**

**BEING** all of Lot 58 of Chasewood as shown on a plat thereof recorded in Plat File 10, Slides 470-477, Records of Plats for Transylvania County.

**TOGETHER** with a right-of-way to Barberry Circle (NCSR 1201) and Island Ford Road (NCSR 1110) over and along the private roads shown on the recorded plat hereinabove referred to which connected the lots located in Chasewood with the public road.

**THIS** conveyance is made subject to all easements and other matters shown above on the recorded plat hereinabove referred to and to the Declaration of Restrictive and Protective Covenants recorded in the office of the Register of Deeds for Transylvania County in Document Book 209, Page 195.

**FURTHER**, being all that property described in Deed Book 931, Page 45 of the Transylvania County Registry.