

2021006375

TRANSYLVANIA COUNTY NC FEE \$26.00

STATE OF NC REAL ESTATE EXT X

\$230.00

PRESENTED & RECORDED

08/17/2021 01:58:52 PM

CINDY M OWNBEY

REGISTER OF DEEDS

BY: BETH C LANDRETH

ASSISTANT

BK: DOC 997**PG: 129 - 131****NORTH CAROLINA GENERAL WARRANTY DEED****Excise Tax: \$230.00**Parcel Identifier No. _____ Verified by _____ County on the ____ day of _____, 2021
By: _____Mail/Box to: Richard B. Daniel, Attorney, 352 S. Caldwell Street, Brevard, NC 28712This instrument was prepared by: MICHAEL K. PRATT, a North Carolina Licensed Attorney (No Title Search Performed by the Preparer)

Brief description for the Index: _____

THIS DEED made this 9th day of August, 2021, by and between

GRANTOR	GRANTEE
JEFFREY L. HAMILTON and wife, SHELLY A. HAMILTON	DAVID C. LAFFERTY and JANET L. LAFFERTY, married to each other
29E Castle Hill Road Agawam, MA 01001	4895 Duncans Lake Drive Northeast Buford, GA 30519

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 n/a, Dunns Rock Township, Transylvania County, North Carolina and more particularly described as follows:**BEING ALL OF THE SAME LAND DESCRIBED ON THE PAGE WHICH IS ATTACHED HERETO, DESIGNATED AS EXHIBIT "A" AND INCORPORATED HEREIN BY REFERENCE.**

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

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:

Submitted electronically by "Richard B. Daniel, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Transylvania County Register of Deeds.

Exceptions and reservations contained in this deed and/or in instruments referenced herein.
Easements and rights of way for public and private roads and utilities, of public record.
Lien of ad valorem taxes for the current year and subsequent years, not yet due and payable.

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

Jeffrey L. Hamilton (SEAL)
JEFFREY L. HAMILTON

Shelly A. Hamilton (SEAL)
SHELLY A. HAMILTON

State of MA County of HAMPDEN

I, the undersigned Notary Public of the State and County aforesaid, certify that JEFFREY L. HAMILTON and SHELLY A. HAMILTON 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 11th day of August, 2021.

Alan R. Cohen
Signature of Notary Public

My commission expires: JUNE 24, 2028

ALAN R. COHEN
Printed or typed name of Notary Public

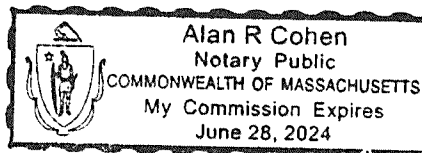


EXHIBIT "A" TO A DEED FROM HAMILTON TO LAFFERTY

Being all of Lot 626 of Eagle Lake Development as shown on a plat thereof recorded in Plat File 8, Slide 1001, Records of Plats for Transylvania County, as resurveyed and shown on a new plat thereof recorded in Plat File 19, Slide 212, Records of Plats for Transylvania County.

This conveyance is made subject to restrictive and protective covenants and easements recorded in the office of the Register of Deeds for Transylvania County in Deed Book 325, page 61, as amended in Document Book 768, page 85, Document Book 883, page 121, and Document Book 883, page 228, to supplemental declarations recorded in Document Book 137, page 44, and any other amendments, supplements and restatements of record, and to all easements and other matters shown on the recorded plat hereinabove referred to.

Being all of the same land described in a deed dated July 30, 2019, and recorded in the office of the Register of Deeds for Transylvania County in Document Book 888, page 741, from Keith Loken, as Trustee of the Keith Loken Revocable Trust Dated June 1, 1998, and Donna M. Loken, as Trustee of the Donna M. Loken Revocable Trust Dated June 1, 1998 to Jeffrey L. Hamilton and wife, Shelly A. Hamilton.