



202005647

TRANSYLVANIA CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

09-24-2020 10:00:29 AM

CINDY M OWNBEY

REGISTER OF DEEDS

BY: CHRISTINA HARRIS
DEPUTY REGISTER OF DEEDS

BK: DOC 941

PG: 43-47

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$0.00

Parcel Identifier No. _____ Verified by _____ County on the 24 day of Sept, 2020
By: TG

Mail/Box to: Ramsey, Pratt & Camenzind, P.A., 35 North Gaston Street, Brevard, NC 28712

This instrument was prepared by: MICHAEL K. PRATT - No Title Search Performed by Preparer

Brief description for the Index: _____

THIS DEED made this 23 day of September, 2020, by and between

GRANTOR:

GERALD KEITH PARKER and wife,
JONLYN TRUESDAIL PARKER

4392 Island Ford Road
Brevard, NC 28712

GRANTEE:

GERALD KEITH PARKER and JONLYN
TRUESDAIL PARKER as Trustees of
The Parker Family Living Trust u/a/d
September 23, 2020

4392 Island Ford Road
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 n/a, Dunns Rock and Catheys Creek Townships, Transylvania County, North Carolina and more particularly described as follows:

BEING ALL OF THE SAME LAND DESCRIBED ON THE PAGES WHICH ARE ATTACHED HERETO, DESIGNATED AS EXHIBIT "A" AND INCORPORATED HEREIN BY REFERENCE.

All or a portion of the property herein conveyed does include the primary residence of the Grantor.

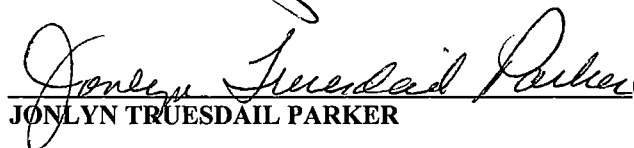
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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:

- 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.

 (SEAL)
 GERALD KEITH PARKER

 (SEAL)
 JONLYN TRUESDAIL PARKER

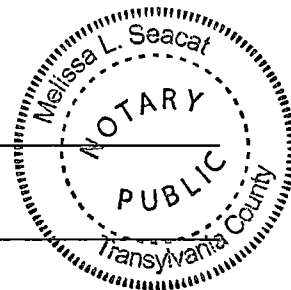
State of North Carolina - County of Transylvania

I, the undersigned Notary Public of the County and State aforesaid, do hereby certify that GERALD KEITH PARKER and wife, JONLYN TRUESDAIL PARKER, signed this instrument before me and acknowledged the due execution of the foregoing as his act, word and deed.

Witness my hand and Notarial stamp or seal this 23 day of September, 2020.


 Signature of Notary Public

Melissa L Seacat
 Printed or typed name of Notary Public



My commission expires: 5-28-24

EXHIBIT "A" TO A DEED FROM GERALD KEITH PARKER AND WIFE, JONLYN TRUESDAIL PARKER, TO GERALD KEITH PARKER and JONLYN TRUESDAIL PARKER AS CO-TRUSTEES OF THE PARKER FAMILY TRUST U/A/D SEPTEMBER 23, 2020

TRACT I:

Parcel One: Being all of Lot 3A containing 0.351 acres, more or less, as shown on a plat of a survey of the property of Donald Carroll Parker and G. Keith Parker prepared by Clarence A. Jenkins, R.L.S., and recorded in Plat File 8, Slide 153, Records of Plats for Transylvania County in the office of the Register of Deeds for Transylvania County.

There is also conveyed hereby and herewith the right to utilize the twenty foot wide road right-of-way which connects the land hereinabove described with Island Ford Road as more particularly described in a road right-of-way agreement recorded in Book 446, page 302, Records of Deeds for Transylvania County, but subject to the obligation in said agreement imposed on each property owner using said road right-of-way as a means of access to Island Ford Road from the lands owned by such owner to pay a pro rata share of the annual cost of repairing and maintaining said road right-of-way in common with all other property owners using said road right-of-way.

Being a part of the same land described in a deed from Mildred Parker (Widow) to Jean Patricia Brunner and husband, Warren E. Brunner, dated June 22, 1982, and recorded on July 14, 1982, in Book 254, page 530, Records of Deeds for Transylvania County.

Being all of the same land described in a deed from Jean Patricia Brunner and husband, Warren Brunner, Grantor, to Gerald Keith Parker and wife, Jonlyn Truesdail Parker, Grantees, recorded on May 6, 1999, in Deed Book 448, page 12, Records of Deeds for Transylvania County.

Parcel Two: Being all of the same land and right of way described in a deed from Mildred Parker (Widow), Grantor, to Gerald Keith Parker and wife, Jonlyn T. Parker, Grantees, recorded on July 14, 1982, in Deed Book 254, page 533, Records of Deeds for Transylvania County.

Being 0.69 acre, more or less, as surveyed and platted by P. Roger Raxter, Jr., RLS, and as shown on the unrecorded plat of the Mildred Parker lands, dated March, 1982 and designated as Drawing No. P-2 (17 x 22) 584 and being all of Tract No. 2 as shown on said plat.

Subject to the terms of the right of first refusal as set out in the deed recorded in Deed Book 254, page 533.

TRACT II:

Being all of the same land and right of way described in a deed from Glennon Parker and wife, Selma A. Parker, Grantors, to G. Keith Parker and wife, Jonlyn T. Parker, Grantees, recorded on July 3, 1974, in Deed Book 207, page 812, Records of Deeds for Transylvania County.

Being 16.16 acres, more or less, and being more particularly described in said deed by a metes and bounds description therein.

Together with a right of way for ingress and egress to and from Lyon Mountain Road and that certain wood road referred to in the metes and bounds description hereinabove specified.

Subject also to the right of way described in a deed from Glennon Parker and wife, Selma A. Parker, Grantors, to G. Keith Parker and wife, Jonlyn T. Parker, Grantees, recorded on December 20, 2002, in Document Book 137, page 240, Records of Deeds for Transylvania County, and being more particularly described hereinbelow:

Being a right-of-way for road purposes extending from the land described in a deed from Glennon Parker and wife, Selma A. Parker, to G. Keith Parker and wife, Jonlyn T. Parker, dated June 19, 1974, and recorded in Book 207, page 812, Records of Deeds for Transylvania County, by the most direct route feasible across those lands acquired by the Grantor in a deed from James A. Parker and wife, Ada White Parker, to Glennon Parker and wife, Selma A. Parker, dated January 21, 1969, and recorded in Book 179, page 662, Records of Deeds for Transylvania County, to Old Lyon's Mountain Road and thence over and along that portion of Old Lyon's Mountain Road which extends across the lands described in the deed recorded in Book 179, page 662, and also over and along that portion of said road which was referred to in a right-of-way deed from J. Clarence Whitmire to Glennon Parker and wife, Selma A. Parker, dated February 20, 1990, and recorded in Book 325, page 210, Records of Deeds for Transylvania County, which extends across lands formerly belonging to J. Clarence Whitmire and then continuing over and along said road, as the same is now located, to the point where said road intersects with Girl Scout Camp Road.

It is understood and agreed that the right-of-way herein conveyed which extends from the land described in the deed recorded in Book 207, page 812, hereinabove referred to, to Old Lyon's Mountain Road shall be 30 feet in width and that the right-of-way herein conveyed

over and along Old Lyon's Mountain Road shall also be 30 feet in width and shall extend 15 feet on each side of the center of said road as the same is now located.

It is further understood and agreed that the right-of-way herein conveyed shall be appurtenant to and run with the title to the land described in the deed recorded in Book 207, page 812, hereinabove referred to, subject, however, to the obligation of the owners of said land to pay a pro rata share of the annual cost of repairing and maintaining said right-of-way in common with the other property owners using said right-of-way as a means of access to Girl Scout Camp Road.

TRACT III:

Being all of the same land described in a deed from Donald Carroll Parker, et al., Grantors, to Gerald Keith Parker et ux Jonlyn Truesdail Parker, recorded on August 14, 1990, in Book 331, page 78, Records of Deeds for Transylvania County; and also described as Lot 1 on a plat recorded in the Office of the Transylvania County Register of Deeds on March 22, 1982 in Plat File 2, Slide 280; and being 1.15 acres, more or less.

Subject to the Right of Way shown on the said plat and to that additional Right of Way described in a road right-of-way agreement recorded in Book 446, page 302, Records of Deeds for Transylvania County.

AS TO ANY AND ALL OF THE TRACTS I - III DESCRIBED ABOVE, no party dealing with the Trustees in relation to the property in any manner whatsoever and without limiting the foregoing, no party to whom the property or any part thereof or any interest therein shall be conveyed, contracted to be sold, leased or mortgaged by the Trustees shall (a) be obliged (1) to see to the application of any purchase money, rent or money borrowed or otherwise advanced on the property; (2) to see that the terms of the Trust have been complied with; (3) to inquire into the authority, necessity or expediency of any act of the Trustees; or (b) be privileged to inquire into any of the terms of the Trust Agreement.

To the extent that any of these properties were held in tenancy by the entities prior to this conveyance, it is Grantors' express direction, pursuant to General Statute Section 39-13.7, that the property retain the character of tenancy by the entireties while in this Trust, including immunity from the claims of separate creditors.