



**2023003208**

TRANSYLVANIA CO, NC FEE \$26.00

**NO TAXABLE CONSIDERATION**

PRESENTED & RECORDED:

07-05-2023 02:34:52 PM

BETH C LANDRETH

REGISTER OF DEEDS

BY: DELIA MCCALL  
DEPUTY REGISTER OF DEEDS

**BK: DOC 1083**

**PG: 792-795**

**NORTH CAROLINA GENERAL WARRANTY DEED**

**Excise Tax: \$0.00**

Parcel Identifier No. 9515-96-3924-000 Verified by \_\_\_\_\_ County on the 5 day of July, 2023  
By: Cl

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

This instrument was prepared by: Hannah L. Camenzind, Ramsey, Pratt, Camenzind & Daniel, P.A. (No title search performed by preparer)

Brief description for the Index: 13.88 acres Morgan Dr

**THIS DEED** made this 5th day of July, 2023, by and between

| GRANTOR   | GRANTEE  |
|---|--|
| <p>SPIRIT OF THE MOUNTAINS RETREAT, LLC, a<br/>North Carolina Limited Liability Company</p> | <p>CORAL L. THORSEN, Unmarried</p>                     |
| <p>855 Morgan Towne Way<br/>Venice Beach, FL 34292</p>                                      | <p>855 Morgan Towne Way<br/>Venice Beach, FL 34292</p> |

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 N/A, Little River 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 or X does not include the primary residence of a 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.

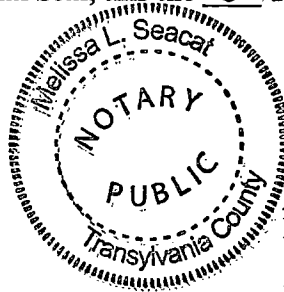
SPIRIT OF THE MOUNTAIN RETREAT, LLC, a North Carolina Limited Liability Company

BY: *Coral Thorsen* (SEAL)  
CORAL L. THORSEN, Member-Manager

STATE OF NORTH CAROLINA  
COUNTY OF TRANSYLVANIA

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: CORAL L. THORSEN

WITNESS my hand and Notarial Seal, this the 5 day of July, 2023.



*Melissa L. Seacat*  
Signature of Notary

Melissa L. Seacat  
Printed or typed name of Notary Public

My commission expires: 5/28/24

**EXHIBIT "A" TO A DEED FROM  
SPIRIT OF THE MOUNTAINS RETREAT, LLC, TO THORSEN**

Being all of that certain tract of land containing 13.88 acres, more or less, which encompasses all of the following two parcels:

PARCEL I:

Being all of that certain tract of land containing 23.0 acres, more or less, as shown on a plat entitled "Plat prepared of property owned by Charles M. Morgan" recorded in Plat File 8, Slide 816, Records of Plats for Transylvania County.

Being all of the same land described in a deed from Charles M. Morgan Co. to Jerry E. Thorsen and wife, Coral L. Thorsen, dated July 19, 2000, and recorded in the office of the Register of Deeds for Transylvania County in Document Book 19, page 70.

This conveyance is made subject to all of the special terms and conditions set out in the deed recorded in Document Book 19, page 70, hereinabove referred to.

PARCEL II:

Being all of that certain tract of land containing 1.00 acres, more or less, as shown on a plat thereof recorded in Plat File 9, Slide 35, Records of Plats for Transylvania County.

Being all of the same land described in a deed from Myrtle H. Kriedt as Trustee, et al, to Jerry E. Thorsen and wife, Coral L. Thorsen, dated November 10, 2000, and recorded in the office of the Register of Deeds for Transylvania County in Document Book 37, page 23.

Together with a right of way to Crab Creek Road (NCSR 1528) over and along Morgan Drive as the same is now located and shown on the plats of Little River Ranch recorded in the office of the Register of Deeds for Transylvania County.

Being a part of the land described in a deed from Spirit of the Mountains Cabins, LLC, a North Carolina limited liability company, to Spirit of the Mountains Retreat, LLC, a North Carolina limited liability company, dated May 24, 2010, and recorded in the office of the Register of Deeds for Transylvania County in Document Book 538, page 465.

**LESS AND EXCEPTING the following three parcels:**

PARCEL I:

Being all of Tract 1 of Spirit of the Mountains Subdivision, containing 10.096 acres, more or less, as shown on a plat entitled Boundary Survey and Subdivision Plat prepared for Spirit of the Mountains Retreat, LLC, and recorded in Plat File 18, Slide 89, Records of Plats for Transylvania County.

Being all of the land described in a deed from Spirit of the Mountains Retreat, LLC, a North Carolina limited liability company, to John Reid Wooten, dated June 1, 2018, and recorded in the office of the Register of Deeds for Transylvania County in Document Book 845, page 224.

PARCEL II:

Being all of Lot 2 of Spirit of the Mountains Subdivision, containing 1.222 acres, more or less, as shown on a plat entitled Boundary Survey and Subdivision Plat prepared for Spirit of the Mountains Retreat, LLC, and recorded in Plat File 18, Slide 173, Records of Plats for Transylvania County.

Being all of the land described in a deed from Spirit of the Mountains Retreat, LLC, a North Carolina limited liability company, to Matthew Scott Chambers, dated May 6, 2019, and recorded in the office of the Register of Deeds for Transylvania County in Document Book 880, page 472.

PARCEL III:

Being all of Lot 1 of Spirit of the Mountains Subdivision, containing 1.029 acres, more or less, as shown on a plat thereof recorded in Plat File 18, Slide 173, Records of Plats for Transylvania County.

Being all of the land described in a deed from Spirit of the Mountains Retreat, LLC, a North Carolina limited liability company, to John Reid Wooten and Leigh-Anne Wooten, dated June 1, 2018, and recorded in the office of the Register of Deeds for Transylvania County in Document Book 943, page 169.