

2021004701

TRANSYLVANIA COUNTY NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED

06/22/2021 03:57:06 PM

CINDY M OWNBEY

REGISTER OF DEEDS

BY: BRIDGET MCCALL

DEPUTY REGISTER OF DEEDS

BK: DOC 987**PG: 565 - 568**

Prepared By and Return to: The Airey Law Firm, PLLC
23 S. Broad Street, Suite 207, Brevard, North Carolina 28712

Brief Description for Index: 1367 Cardinal Road

Excise Tax Due: \$0 (none)

Parcel ID #: 8582-95-8097-000

No Title Examination Requested or Performed

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made this 22nd day of June, 2021 by and between,

David R. Wootten and Penny L. Wootten, husband and wife
(hereinafter whether one or more the "Grantor");

AND

David R. Wootten and Penny L. Wootten, as Trustees of The David and Penny Wootten
Revocable Trust dated June 22nd, 2021
whose address is 1367 Cardinal Road, Brevard, NC 28712
(hereinafter whether one or more the "Grantee")

WITNESSETH, that the Grantor, for valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, have and by these presents do, subject to any conditions set forth below, grant, bargain, sell and convey unto the Grantee, its heirs, successors and assigns, in fee simple, all that certain tract(s) or parcel(s) of land lying, being and situate in Transylvania County, North Carolina; and being more particularly described as follows (intending to and including all appurtenances thereto):

All the certain piece, parcel or lot, with all improvements thereon, as further shown and described at **Exhibit A** which is attached hereto and incorporated herein by reference.

This conveyance is further subject to any and all exceptions, conditions, provisions, reservations, rights of way, easements, covenants, restrictions and encumbrances of record or which may otherwise be shown upon the property described hereinabove.

This conveyance further benefits from and is conveyed together with any and all easements, rights, licenses and appurtenances which benefit the property in any manner as the same are made of record or which may otherwise be shown upon the property described herein above.

This being the identical property conveyed unto the Grantors by deed of Ronald M. Ratkowski and Judith A. Ratkowski by deed recorded December 22nd, 2017 in Document Book 828, Page 308, records of the Register of Deeds Office for Transylvania County, North Carolina.

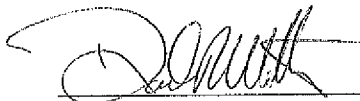
TO HAVE AND TO HOLD the property described herein above, with every privilege and appurtenance thereto belonging to the Grantee, its heirs, successors and assigns, in fee simple.

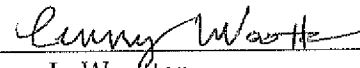
The Grantor covenants with the Grantee, its heirs, successors and assigns, that they are the owners of and are seized of the premises in fee simple; that they have a good right to convey the same in fee simple; that title is marketable and free and clear of all liens and encumbrances, except for those otherwise set forth herein, appearing of record or shown upon the premises; and, that they will forever warrant and defend the title thereto against the claims of all persons whomsoever.

The designation Grantor or Grantee as used herein shall include the above described parties given such title and their respective heirs, successors, and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

Pursuant to North Carolina General Statute Section 39-13.7, the real estate conveyed into the trust pursuant to this deed shall have the same immunity from the claims of the separate creditors of the husband and wife as would exist if the spouses had continued to hold the property as tenants by the entireties.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal, or if corporate or other legal entity, has caused this instrument to be signed in its corporate or legal name by its duly authorized officer(s) or representative(s) under the authority of its Board of Directors or its relevant governing body, the day and year first above written.

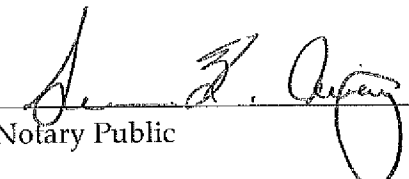

_____ (SEAL)
David R. Wootten


_____ (SEAL)
Penny L. Wootten

ACKNOWLEDGMENT

STATE OF NORTH CAROLINA)
)
COUNTY OF TRANSYLVANIA)

I, a Notary Public of the County and State aforesaid, certify that David R. Wootten and Penny L. Wootten, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this the 22 day of June, 2021.



Notary Public

My Commission Expires: 07-04-24

(SEAL OR STAMP)

SHEA B. AIREY
NOTARY PUBLIC
Transylvania County
North Carolina
My Commission Expires 07/04/2024

EXHIBIT "A"

BEGINNING at a three and one-half (3 1/2") inch concrete monument found located at the northwestern edge of the sixty (60') ft. right-of-way for Cardinal Road and being in the line of the Mary R. Swanson property more particularly described in Deed Book 199, page 234, Transylvania County Registry and running thence with the Swanson line, North 39 deg. 26 min. 42 sec. West 200.13 ft. to a three and one-half (3 1/2") inch concrete monument found, said point being the northeastern corner of the Swanson property and being in the line of the Maurice and Maria Whippen property more particularly described in Deed Book 208, page 496, Transylvania County Registry; thence with the Whippen property and the Sampson property more particularly described in Deed Book 315, page 444, Transylvania County Registry the following three (3) calls: North 29 deg. 00 min. 00 sec. East 74.94 ft. to a one-half (1/2") inch iron pipe found, North 25 deg. 51 min. 07 sec. East 101.16 ft. to a one-half (1/2") inch iron pipe found, North 25 deg. 44 min. 17 sec. East 54.97 ft. to a three and one-half (3 1/2") inch by three and one-half (3 1/2") inch concrete monument found, said point being the northwestern corner of the Joseph and Evangeline Kenoyer property more particularly described in Deed Book 190, page 238, Transylvania County Registry; thence with the Kenoyer property, South 37 deg. 40 min. 13 sec. East (passing a concrete monument found at 188.75 ft.) 227.32 ft. to an unmarked point, said point being the center of the sixty (60') ft. right-of-way for Cardinal Road; thence with the center of the sixty (60') ft. right-of-way for Cardinal Road, the following three (3) calls: South 20 deg. 37 min. 38 sec. West 53.24 ft. to an unmarked point, South 24 deg. 23 min. 23 sec. West 71.46 ft. to an unmarked point, South 28 deg. 32 min. 28 sec. West 101.58 ft. to an unmarked point; thence North 39 deg. 26 min. 42 sec. West 30.35 ft. to the POINT OF BEGINNING. Containing 1.05 acres, more or less, as surveyed and shown on an unrecorded plat thereof by Robert E. Parker, RLS, and designated Drawing No. #4115-B1.

Being all of those three tracts of land more particularly described in Deed Book 199, page 329, Deed Book 186, page 642, and Deed Book 190, page 233, Transylvania County Registry.

Together with a joint easement of right-of-way over Cardinal Road from the property herein described to the public road, said easement of right-of-way to include any other access roads which might lead from Cardinal Road to the public road, together with the right of ingress and egress over and across the said roadway for the purpose of repairing and maintaining the said roads for the purpose of obtaining access to the property herein described.

Together with water rights as set out in Deed Book 186, page 642, Transylvania County Registry.

Subject to restrictive covenants more particularly described in Deed Book 199, page 329, Deed Book 186, page 642 and Deed Book 190, page 233, Transylvania County Registry and any amendments thereto.