

**2023000578**TRANSYLVANIA COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT X**\$790.00**

PRESENTED &amp; RECORDED

02/07/2023 11:16:46 AM

**BETH C LANDRETH**

REGISTER OF DEEDS

BY: ANTJE OWEN

DEPUTY REGISTER OF DEEDS

**BK: DOC 1068****PG: 208 - 210****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$790.00

Parcel Identifier No.: 8595878811000

Mail after recording to: : The Neumann Law Firm, PLLC, 9 Park Place West, Suite 102, Brevard, NC 28712

This instrument was prepared by: The Neumann Law Firm, PLLC, 9 Park Place West, Suite 102, Brevard, NC 28712

Brief Description from the Index:

THIS DEED made this February 7, 2023, by and between

GRANTOR	GRANTEE
John Thomas Milazzo, a widower  1489 Lynn Rd Columbus, NC 28722	Benjamin Osborne Grier and Allison Long Grier, a married couple  PO Box 1675 Pisgah Forest, NC 28768

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 City of Pisgah Forest, Transylvania County, North Carolina and more particularly described as follows:

**See Exhibit "A" Attached Hereto and Made a Part Hereof**

The property herein described  is or  is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 879, Page 353, Transylvania County Registry.

23-0028

submitted electronically by "The Neumann Law Firm"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Transylvania County Register of Deeds.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

John Thomas Milazzo (SEAL)  
John Thomas Milazzo

STATE OF NORTH CAROLINA  
COUNTY OF TRANSYLVANIA

I, Rosalinde Rodriguez, Notary Public, do hereby certify that John Thomas Milazzo personally appeared before me this day and acknowledged the due execution of the foregoing instrument.  
Witness my hand and official seal this 7 day of February, 2023.

Rosalinde Rodriguez  
Official Signature of Notary  
Printed or typed name of Notary  
Rosalinde Rodriguez  
My Commission Expires:  
3/22/2027



## Exhibit "A"

Beginning at a point in the center of Scarlett Drive, being the Northwestern corner of Lot No. 6 of Fernwoode Subdivision heretofore optioned to Melvin Barton, and runs thence with the center of Scarlett Drive, North 18 deg. 10 min. West 100 feet; thence with the line of Lot No. 4, North 49 deg. 10 min. East 215.84 feet (Crossing an iron pipe 22.92 feet from the center of Scarlett Drive) to a point in the center of an unnamed street; thence with the center of said unnamed street; thence with the center of said unnamed street, South 45 deg. 45 min. East 149.54 feet; thence still with the center of said unnamed street South 62 deg. 50 min. East 49.10 feet; thence with the line of Lot No. 6 South 68 deg. 53 min. West 303.35 feet (Crossing an iron pipe 27.46 feet from the center of Scarlett Drive) to the point of beginning. Being Lot No. 5 of Fernwoode Subdivision. Being the same parcel conveyed to Amy Lord and Joe Duganier by deed recorded 9/18/01 in Book 68, Page 513.

This conveyance is made subject to all roads rights-of-way of all roads which may presently traverse the property, to all road rights of way which may presently appear of record, to the rights-of-way of all utility lines which may presently traverse the property to all rights of way for public utilities which may presently appear of record.

Tax Parcel Number: 8595878811000

Property Address: 64 Scarlett Drive, Pisgah Forest, NC 28768