

2018004865

TRANSYLVANIA COUNTY NC FEE \$26.00

STATE OF NC REAL ESTATE EXTX

\$480.00

PRESENTED & RECORDED

09/21/2018 04:49:05 PM

CINDY M OWNBEY

REGISTER OF DEEDS

BY: D REE MCCALL

DEPUTY REGISTER OF DEEDS

BK: DOC 856**PG: 698 - 702****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 480.00

Parcel Identifier No. _____ Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail/Box to: The Neumann Law Firm, PLLC, 9 Park Place West, Ste 102, Brevard, NC 28712This instrument was prepared by: The Neumann Law Firm, PLLC, 9 Park Place West, Ste 102, Brevard, NC 28712

Brief description for the Index: _____

THIS DEED made this 14th day of September, 2018, by and between**GRANTOR**Martine Dowd, Executor of the
Estate of Annie D. Moras 18-E-137**GRANTEE**Fred L. Schenberg and
Nancy Elizabeth Schenberg
Husband and Wife540 Beckenham Walk Drive
Dacula, GA 30019

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 Brevard, Transylvania Township, Transylvania County, North Carolina and more particularly described as follows:

See Exhibit 'A' Attached hereto and incorporated herein by reference.

See Exhibit "B" Order allowing sell attached hereto and incorporated herein by referenceThe property hereinabove described was acquired by Grantor by instrument recorded in Book 480 page 375.All or a portion of the property herein conveyed includes or X does not include the primary residence of a Grantor.A map showing the above described property is recorded in Plat Book 12 page 881.

Page 1 of 2

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:

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

By: _____ (Entity Name) Print/Type Name: Martine Dowd, Executor (SEAL)

Print/Type Name & Title: _____ Print/Type Name: MARTINE DOWD - Ex. (SEAL)

By: _____ Print/Type Name & Title: _____ Print/Type Name: Martine Dowd (SEAL)

By: _____ Print/Type Name & Title: _____ Print/Type Name: Martine Dowd (SEAL)

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that
Martine Dowd, Executor of the Estate of Annie Daisy Moras 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 14th day of September, 20 18.

My Commission Expires: _____ Notary Public
(Affix Seal) all attached
Notary's Printed or Typed Name

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that
_____ 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 14th day of _____, 20 _____.

My Commission Expires: _____ Notary Public
(Affix Seal) _____
Notary's Printed or Typed Name

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that
_____ personally came before me this day and acknowledged that
he is the _____ of _____, a North Carolina or
_____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20 _____.

My Commission Expires: _____ Notary Public
(Affix Seal) _____
Notary's Printed or Typed Name

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Contra Costa

} s.s.

On 9/17/2018 before me, Summer Wicker, notary public
Name of Notary Public, Title

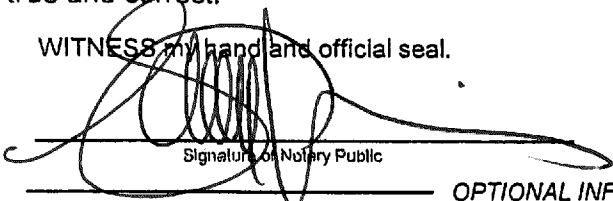
personally appeared Martine Dowd
Name of Signer (1)

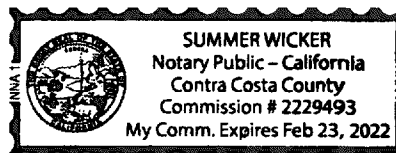
Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Signature of Notary Public



Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____

containing _____ pages, and dated _____

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s) _____
Title(s)
- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: _____

representing: _____
Name(s) of Person(s) Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

- form(s) of identification
- credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

- Additional Signer
- Signer(s) Thumbprints(s)

Exhibit "B"

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA - 9/11/18 4:20

IN THE GENERAL COURT OF JUSTICE
SUPERIOR COURT DIVISION
BEFORE THE CLERK
CIVIL ACTION NO. 18-E-137

INVESTMENT DIVISION, C.S.C.

INVESTMENT DIVISION, C.S.C.

BY: _____

BY: *[Signature]*

In the Matter of the Will of Annie Daisy Moras, Deceased

ORDER

This matter is before the Court on the joint motion of Propounder, Martine Dowd, and Caveator, Michele Billquist, to lift partially the stay of estate proceedings in place as a result of the filing of the caveat. The limited and exclusive purpose of the partial lift is to permit Dowd, as executor of the estate of Annie Daisy Moras, to sell the residence located at 81 North Johnson Street in Brevard for fair-market value or better and deposit net proceeds of the sale, which shall not include executor's fees, into the registry of the Transylvania County Clerk of Superior Court. No other estate administration shall transpire as a consequence of this order. Having reviewed the file and considered the matter fully, the Court is of the opinion that the joint motion should be granted. Accordingly, it is ORDERED

That Martine Dowd, in her capacity as executor of the estate of Annie Daisy Moras, is GRANTED permission to market and sell the residence described in the preceding paragraph in the manner described in the preceding paragraph. It is FURTHER ORDERED

That the stay of estate proceedings previously entered in this case shall remain in effect for all other purposes until further order of the Court.

This the 13 day of August 2018.

[Signature]

Superior Court Judge, Presiding

Order submitted by:

[Signature]

Jessica Melton,
Counsel for Propounder

[Signature]

Steven J. Allen,
Counsel for Caveator

A TRUE and CORRECT COPY
[Signature]
Date: 9-14-18
Deputy/Assistant/Clerk
Superior Court
Transylvania County, NC

Exhibit "A"

BEING all of Tract 2, the 0.22 acres of property as more particularly described on a plat of a survey prepared for "ANNIE D. MORAS", prepared by Mark A. Corn, P.L.S., and recorded in Plat File 12, Slide 881, Records of Plats for Transylvania County, North Carolina.

Subject to all easements and other matters shown on the recorded plat hereinabove referred to, to all road rights of way which may currently appear of record, to the rights of way of all utility lines which may currently traverse the property and to all rights of way for utility lines which may currently appear of record.