



2016004839

TRANSYLVANIA CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$400.00

PRESENTED & RECORDED:
09-29-2016 12:24:22 PM

CINDY M OWNBEY
REGISTER OF DEEDS
BY: BETH C LANDRETH
ASSISTANT

BK: DOC 779
PG: 74-76

Excise Tax \$400.00

Recording Time, Book and Page

NORTH CAROLINA SPECIAL WARRANTY DEED

9/28/16
CGL

Mail after recording to **Liberty Title & Escrow, A. 275 West Natick Road, Warwick, RI 02886**

This Instrument Prepared By: PC Law Associates (no title examination), 11610 North Community House Road, Suite 200, Charlotte, NC 28277

Brief Description for the index

Lot 2 of South Hill Neighborhood

Parcel Id No.: 8585155385000

Order No: 16H023439

THIS DEED made this 21 day of September, 2016, by and between

GRANTOR

GRANTEE

CITIZENS BANK, N.A., Successor by Merger to CHARTER ONE – a Division of RBS CITIZENS, N.A.

ROBERT DALE WHITLOCK and VESSIE COLLINS WHITLOCK, a married couple, as tenants by the entirety

Mailing Address:

10 Tripps Lane
Riverside, RI 02915

Mailing Address:

191 Glazener 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 **Transylvania** County, North Carolina and more particularly described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF.

Commonly Known As: 191 Glazener Road, Brevard, NC 28712

Grantor(s) acquired the property hereinabove described by deed dated February 11, 2015 and recorded April 1, 2015 in Book DOC 721, Page 253 of official records.

All or a portion of the property herein conveyed does or does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat 11, Slide 368.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileged and appurtenances thereto belonging to the Grantee in FEE SIMPLE.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions: Ad Valorem Taxes for the current year not yet due and payable, and all easements, covenants, and restrictions which may or may not appear of record.

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

- 1. 2016 ad valorem taxes for which Grantee hereby assumes and agrees to pay.
- 2. Easements and restrictions of public record as of the date hereof.

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

BY: **CITIZENS BANK, N.A., Successor by Merger to CHARTER ONE – a Division of RBS CITIZENS, N.A.**

Signed By: Michelle R. Mackenron (SEAL)

Signature of Corporate Officer _____ (name)

Its: Assistant Vice President (title)

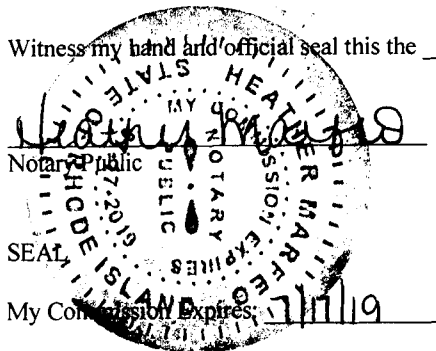
Of: CITIZENS BANK, N.A., Successor by Merger to CHARTER ONE – a Division of RBS CITIZENS, N.A.
(Company Name)

STATE OF Rhode Island

COUNTY OF Providence

I, Heather Marfeo, Notary Public for county of Kent, State of Rhode Island do hereby certify that Michelle R. Mackenron (Name of person signing) as Assistant Vice President (Position Held in Company) of CITIZENS BANK, N.A., Successor by Merger to CHARTER ONE – a Division of RBS CITIZENS, N.A., proven by satisfactory evidence, personally came before me this day, and acknowledged that he/she is the said officer of CITIZENS BANK, N.A., Successor by Merger to CHARTER ONE – a Division of RBS CITIZENS, N.A. and that (s)he, as said officer and being authorized to do so, voluntarily executed the foregoing on behalf of the Corporation.

Witness my hand and official seal this the 21 day of September, 2016



**EXHIBIT A
LEGAL DESCRIPTION**

Real property in the Township of Brevard, County of Transylvania, State of North Carolina, described as follows:

All that certain lot or parcel of land situated in the City of Brevard, Brevard Township, Transylvania County, North Carolina and more particularly described as follows: Being all of Lot 2 of South Hill Neighborhood as more fully described at Plat 11, Slide 368 in the Office of the Transylvania County Register of Deeds, along with and subject to all matters as shown on the above referenced plat and subject to the Declaration of Restrictive and Protective Covenants recorded in Book 308, Page 681 in the Transylvania County Registry.

Together with a right of way to Glazener Road (SR 1208) over and along the private roads shown on the recorded plat hereinabove referred to in common with others having a legal right to use same. Subject to all easements shown on the recorded plat hereinabove referred to, to the rights of way of all roads which may currently traverse the property, 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.

Being all of that certain property conveyed to CHARTER ONE – a Division of RBS CITIZENS, N.A. from CHARLES BATTLE, the Surviving Spouse of JOYCE BATTLE, unmarried, by deed dated February 11, 2015, and recorded April 1, 2015, in Book DOC 721, Page 253 of official records.

Commonly known as: 191 Glazener Road, Brevard, NC 28712

Parcel ID: 8585155385000

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences of that may arise as a result of the conveyance, nor has the preparer verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been collected.