



2017001149

TRANSYLVANIA CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$486.00

PRESENTED & RECORDED:
03-03-2017 12:40:14 PM

CINDY M OWNBEY
REGISTER OF DEEDS
BY D REE M POWELL
DEPUTY REGISTER OF DEEDS

BK: DOC 796

PG: 141-143

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 486.00

Parcel Identifier No. _____ Verified by KC County on the 3 day of Mar, 2017

By: _____

Mail/Box to:

Shelton Jones, Attorney, 5 Park Place E., Suite 201 Brevard, NC 28712

This instrument was prepared by:

Shelton Jones, Attorney, 5 Park Place E., Suite 201 Brevard, NC 28712

Brief description for the Index: Lot 11 and Western one-half of Lot 10, Section 1, Knob Creek Subdivision

THIS DEED made this 3rd day of March, 2017, by and between

GRANTOR	GRANTEE
ANNE ALEXANDER and SUSAN GABRIEL, a married couple	ALEX B. RANKIN and wife, NANCY V. SWANSON
2032 Campbell Drive Pisgah Forest, NC 28768	60 Holly Ridge Road Pisgah Forest, NC 28768

Enter in appropriate block for each party: name, 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 or parcel of land situated in the City of _____, **Dunns Rock Township, Transylvania County**, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and made a part hereof by reference.

This property does (X) or does not () include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in **Book 506, Page 526.**

A map showing the above described property is recorded in **Plat File _____, Slide _____, Transylvania County Registry.**

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.

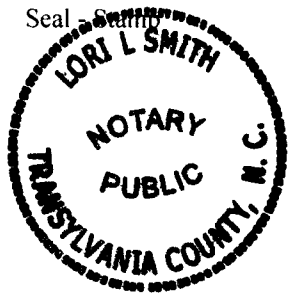
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and fee and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

This conveyance is made subject to easements and rights of way of record, to any recorded restrictions and covenants, and to real property taxes for the current year.

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

Anne Alexander (SEAL)
ANNE ALEXANDER

Susan Gabriel (SEAL)
SUSAN GABRIEL

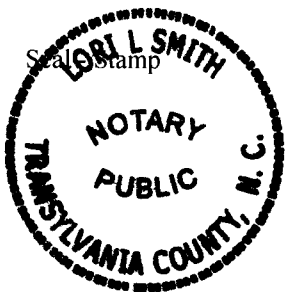


State of North Carolina – County of Transylvania

I, the undersigned Notary Public of the County and State aforesaid, certify that ANNE ALEXANDER, 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 3rd day of March, 2017.

My Commission Expires: 9/10/21

Lori L Smith
Notary Public



State of North Carolina – County of Transylvania

I, the undersigned Notary Public of the County and State aforesaid, certify that SUSAN GABRIEL, 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 3rd day of March, 2017.

My Commission Expires: 9/10/21

Lori L Smith
Notary Public

**EXHIBIT "A" TO A DEED FROM ANNE ALEXANDER AND SUSAN GABRIEL,
A MARRIED COUPLE, TO ALEX B. RANKIN AND WIFE, NANCY V. SWANSON**

BEGINNING at an existing iron pipe, said beginning point being the northernmost corner of Lot 12, of Section 1 of Knob Creek Subdivision as shown on a plat recorded in Plat File 1, Slide 4A, Records of Plats for Transylvania County and runs from said beginning point, North 28 deg. 41 min. 05 sec. East 70.37 feet to an existing iron pipe; North 74 deg. 09 min. 38 sec. East 117.52 feet to an existing iron pipe; South 57 deg. 46 min. 36 sec. East 44.08 feet to an existing iron pipe; South 02 deg. 49 min. 09 sec. West 108.94 feet to an existing iron pipe; thence with the margin of Holly Ridge Road the following two (2) calls: North 61 deg. 27 min. 51 sec. West 35 feet; South 29 deg. 17 min. West 51.81 feet to an existing iron pipe; North 61 deg. 22 min. 02 sec. West 139.77 feet to the POINT OF BEGINNING. Being all of Lot 11 and the western half of Lot 10, Section 1 of Knob Creek Subdivision as shown on a plat of a survey by Robert Raxter, RLS, dated July 22, 1991, Drawing No. A-316.

Subject to restrictive covenants recorded in Deed Book 208, Page 82, Transylvania County Registry.