

2023005876TRANSYLVANIA COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT X**\$710.00**PRESENTED & RECORDED
11/30/2023 01:50:03 PM**BETH C LANDRETH**REGISTER OF DEEDS
BY: BETH C LANDRETH
REGISTER**BK: DOC 1099****PG: 26 - 29****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$710.00

Parcel Identifier No.: 8574-74-8509-000

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 November 28, 2023, by and between

GRANTOR	GRANTEE
Sherri Owen (AKA Sherri Queen), a single person, and Angela Wimberly (AKA Angela Queen) and Philip Wimberly a married couple 1415 Campbell Drive Pisgah Forest, NC 28768	David L. Katz and Cindy Miller Katz, a married couple 21 Buck's Crossing 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 City of Brevard, 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 173, Page 672, Transylvania County Registry.

A map showing the above described property is recorded in Plat Book 3 Page 21 and referenced within this instrument.

23-1171

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.

Sherri Owen (SEAL)
Sherri Owen

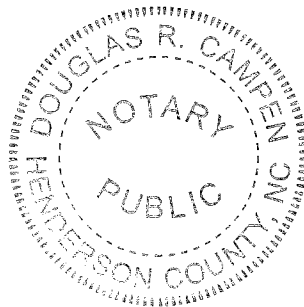
STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

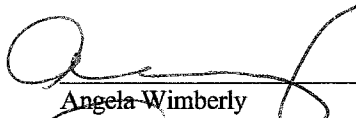
I, Douglas R. Campen, Notary Public, do hereby certify that Sherri Owen personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
Witness my hand and official seal this 30th day of November, 2023.

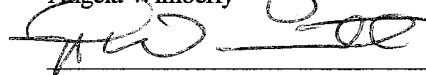
[Signature]
Official Signature of Notary
Printed or typed name of Notary

My Commission Expires:

9-1-25



 (SEAL)
 Angela Wimberly

 (SEAL)
 Philip Wimberly

STATE OF NC
 COUNTY OF NEW HANOVER

I, Georgette Lott Gaddy, Notary Public, do hereby certify that Angela Wimberly and Philip Wimberly personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this 28 day of NOV, 2023.

Georgette Lott Gaddy
 Official Signature of Notary
 Printed or typed name of Notary
Georgette Lott Gaddy
 My Commission Expires: 1-18-2026

GEORGETTE LOTT GADDY NOTARY PUBLIC NEW HANOVER COUNTY, NC My Commission Expires 1-18-2026
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Exhibit "A"

BEGINNING at a stake in the Eastern margin of Pleasant Hill Drive, Southwest corner of Lot #11, and runs thence along the line of Lot #11 North 68 deg. 36' east 138.2 feet to a stake; thence South 24 deg. 38' East 224 feet to a stake, Northwest corner of Lot #13; thence along the line of Lot #13 South 47 deg. 53' West 130.1 feet to a stake in the margin of Pleasant Hill Drive, the same being the Southwest corner of Lot #13, thence on a radius of 447.46 feet in a Northwesterly direction, a distance of 161.84 feet to a stake in the margin of Pleasant Hill Drive; thence still with the margin of Pleasant Hill Drive North 21 deg. 24' West 110.78 feet to the BEGINNING.

And being all of Lot #12 of Pleasant Hill Subdivision, plat of which said subdivision is recorded in Plat Book 3, Page 21, Records of Plats for Transylvania County.

This conveyance is made subject to restrictive and protective covenants appearing of record.

Tax Parcel Number: 8574-74-8509-000

Property Address: 181 Pleasant Hill Drive, Brevard, NC 28712