

2022007164

TRANSYLVANIA COUNTY NC FEE \$26.00

GIFT DEED

PRESENTED & RECORDED

11/16/2022 03:59:15 PM

BETH C LANDRETH

REGISTER OF DEEDS

BY: ANTJE OWEN

DEPUTY REGISTER OF DEEDS

BK: DOC 1060**PG: 735 - 737****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax:	\$0.00
Parcel ID:	8586516970306
Mail/Box to:	Staton Law Firm, 640 N. Main St., Hendersonville, NC 28792
Prepared by:	Staton Law Firm, Whitney Staton, Deed Preparation Only - No Title Search Performed
Brief description for the index:	

THIS GENERAL WARRANTY DEED ("Deed") is made on the 16th day of November, 20 22, by and between:

GRANTOR	GRANTEE
Richard J. Sanders and Deborah Nunn Baruzzini a/k/a Deborah Nunn Sanders as Joint Tenants with Right of Survivorship 611 Bedford Forest Ct Old Hickory, TN 37138	Richard J. Sanders and spouse Deborah Nunn Sanders 611 Bedford Forest Ct Old Hickory, TN 37138

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of _____, Brevard Township, Transylvania County, North Carolina and more particularly described as follows (the "Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

All or a portion of the Property was acquired by Grantor by deed recorded in Book 1003 at Page 237.

All or a portion of the Property does include the primary residence of the Grantor.

A map showing the Property is recorded in Book ____ at Page ____.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

**Submitted electronically by "Staton Law P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Transylvania County Register of Deeds.**

Subject to 2022 ad valorem property taxes.
Subject to restrictions, right of ways and easements of record.

IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

Richard J. Sanders
Name: Richard J. Sanders

Deborah Nunn Sanders
Name: Deborah Nunn Sanders

Name:

Name:

Entity Name

By: _____

Name: _____

Title: _____

By: _____

Name: _____

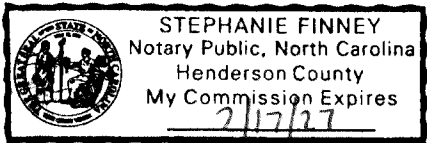
Title: _____

STATE OF North Carolina, COUNTY OF Henderson

I, Stephanie Finney, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 16th day of November, 2022 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):

Richard J. Sanders and Deborah Nunn Sanders

Affix Notary Seal/Stamp



Stephanie Finney
Notary Public (Official Signature)
My commission expires: 2/17/27

EXHIBIT "A"

Condominium Unit 306 of French Broad Place Condominiums, as described in the Declaration for the French Broad Place Condominiums recorded in Document Book 502, Page 593, Transylvania County Registry, and as shown on the Plats recorded in Plat File 13, Slides 139 to 144, and as amended.

Together with an undivided 1.6593 percent interest in the common areas and facilities of French Broad Place Condominiums, as set forth in the Declaration for the French Broad Place Condominiums.

AND BEING the same property as described in deed recorded in Deed Book 1003, Page 237 of the Henderson County, NC Register's Office.