

**2022002580**TRANSYLVANIA COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXTX**\$620.00**

PRESENTED &amp; RECORDED

04/20/2022 04:46:27 PM

**CINDY M OWNBEY**

REGISTER OF DEEDS

BY: KARIN SMITH

DEPUTY REGISTER OF DEEDS

**BK: DOC 1033****PG: 635 - 638****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$620.00

Parcel Identifier No.: 9512242636000

Mail after recording to: : The Neumann Law Firm, PLLC, 9 Park Place West, 102, Brevard, NC 28712

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

Brief Description from the Index:

THIS DEED made this April 12, 2022, by and between

GRANTOR	GRANTEE
Travis D. Langford, a single person and James R. Langford, and wife, Terrie Deane Langford	Dylan Hoefler  129 Lancer Rd Riverside, CT 06878

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 Cedar Mountain, 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 992, Page 231, Transylvania County Registry.

22-0302

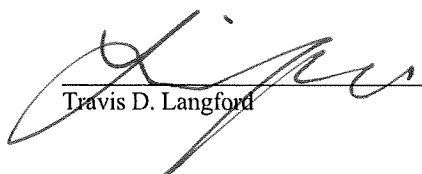
submitted electronically by "The Neumann Law Firm"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Transylvania County Register of Deeds.

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.

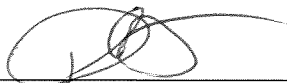
Title to the property hereinabove described is subject to the following exceptions:

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.

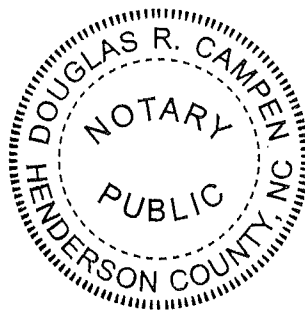
 (SEAL)  
Travis D. Langford

STATE OF NORTH CAROLINA  
COUNTY OF TRANSYLVANIA

I, Douglas R Campen, Notary Public, do hereby certify that Travis D. Langford personally appeared before me this day and acknowledged the due execution of the foregoing instrument.  
Witness my hand and official seal this 12<sup>th</sup> day of April, 2022.

  
Official Signature of Notary  
Printed or typed name of Notary

My Commission Expires:  
9-17-25



James R. Langford (SEAL)  
James R. Langford

Terrie Deane Langford (SEAL)  
Terrie Deane Langford

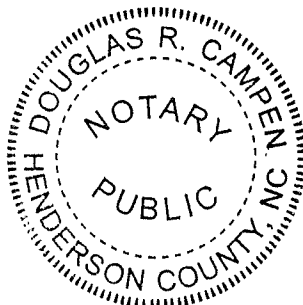
STATE OF North Carolina  
COUNTY OF Transylvania

I, Douglas R. Campen, Notary Public, do hereby certify that James R. Langford and Terrie Deane Langford personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this 20th day of April, 2022.

Douglas R. Campen  
Official Signature of Notary  
Printed or typed name of Notary

My Commission Expires:

9-17-25



**Exhibit "A"**

ALL that certain piece, parcel or lot of land, with all improvements thereon, containing 1.296 acres, more or less, situate, lying and being in Little River Township, in the County of Transylvania, State of North Carolina, and having, according to "Survey for Sherry Lynn Marchbanks", prepared by Freeland-Clinkscales & Associates, Inc. dated October 4, 1996, the following metes and bounds, to-wit:

BEGINNING at a p.k. nail on the southern edge of the right-of-way for U. S. Highway 276 at the joint corner of the within described property and property designated as Tax Map No. 9512-24-3672-000; thence with the common line of said properties, S. 21-24-50 W. 401.68 feet to an iron pin; thence N. 45-07-08 W. 185.38 feet to an iron pin; thence N. 23-13-11 E. 281.08 feet to a p.k. nail on the southern edge of the right-of-way of U. S. Highway 276; thence with the edge of said right-of-way S. 83-21-49 E. 73.29 feet to a p.k. nail; thence S. 85-56-29 E. 94.63 feet to a p.k. nail, the point of BEGINNING.

ALSO CONVEYED are rights pursuant to those easements granted in the deed to Grantor's predecessor in title recorded in Deed Book 271, at Page 22 and the deed to Grantor's predecessor in title recorded in Deed Book 331, at Page 535, all in the Transylvania County Registry.

Subject to easement contained in Book 270, Page 490, Transylvania County Registry