

**2021001533**

TRANSYLVANIA CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

02-26-2021 11:21:50 AM

CINDY M OWNBEY

REGISTER OF DEEDS

BY: BETH C LANDRETH
ASSISTANT**BK: DOC 968****PG: 250-252****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: None

Transylvania County Tax Parcel ID No: 8585342379000

Verified by Transylvania County

on the ____ day of _____, 20__ By: _____

Recording requested by and when recorded mail to:

Frank and Ursula Leahy, 94 Meadow Lane, Brevard, North Carolina 28712

This instrument was prepared by: Patrick D. Newton, a North Carolina Attorney, whose address is 233 Mine Mountain Drive, Pisgah Forest, NC 28768.

Title has not been examined by the preparer

Brief description for the Index: PD:LOT 40 WOODLAND TERRACE

THIS DEED, made this day, February 3, 2021, by and between

GRANTOR: Francis X. Leahy, Jr and spouse, Ursula J. Leahy, whose mailing address is 94 Meadow Lane, Brevard, North Carolina 28712 ("Grantor"); and**GRANTEE: Francis Xavier Leahy, Jr and Ursula Jeanne Schreck Leahy, Trustees, or their successors in interest, of the Francis and Ursula Leahy Living Trust dated November 11, 2020, and any amendments thereto**, whose mailing address is 94 Meadow Lane, Brevard, North Carolina 28712, as Tenants by the Entireties ("Grantee").

WITNESSETH:

Pursuant to NC General Statute § 39-13.7 this conveyance shall preserve the rights of TENANCY BY THE ENTIRETIES.

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the County of Transylvania, State of North Carolina more particularly described as follows:

BEING all of that property described on the Exhibit "A" attached hereto and incorporated herein.

All or a portion of the property herein conveyed **does include** the primary residence of a Grantor.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

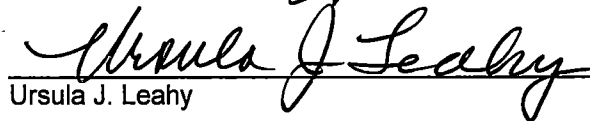
And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

This conveyance is made subject to the following Exceptions and Reservations: together with and subject to easements and restrictive covenants of record, and existing Deeds of Trust of Grantor, if any.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context..

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


Francis X. Leahy, Jr


Ursula J. Leahy

State of North Carolina

County of Transylvania

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:
Francis X. Leahy, Jr and Ursula J. Leahy.

Date: February 3, 2021



Patrick D. Newton, Notary Public

My Commission Expires:

(Official/Notarial Seal)

PATRICK D NEWTON
Notary Public, North Carolina
Transylvania County
My Commission Expires
July 17, 2022

Exhibit A

Being all of Lot 40 of Woodland Terrace Subdivision as shown by a plat thereof recorded in Plat Book 2, page 106, in the office of the Register of Deeds for Transylvania County, North Carolina.

This conveyance is made subject to restrictive and protective covenants appearing of record in Book 119, page 637 and Book 122, page 15, Records of Deeds for Transylvania County, North Carolina, and to the restrictions and easements shown on the plat hereinabove referred to.

Being all of the same land described in a deed from First-Citizens Bank and Trust Company to Alfred L. Gosden and wife, Grace W. Gosden, dated February 12, 1976, and recorded in Book 216, page 125, Records of Deeds for Transylvania County, North Carolina.

Together with the 0.21 acre +- tract shown as "PARCEL A" on the plat recorded in Plat File 19, Slide 321 , records of plats for Transylvania County North Carolina.

Being the same parcel as acquired by Grantor by deed recorded in Book 433, Page 410 and Book 898, Page 602, Transylvania County Registry.



2019005605

TRANSYLVANIA CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$18.00

PRESENTED & RECORDED:
10-24-2019 04:42:36 PM

CINDY M OWNBEY
REGISTER OF DEEDS

BY: CHRISTINA HARRIS
DEPUTY REGISTER OF DEEDS

BK: DOC 898

PG: 602-604

Prepared by: Brian P. Philips,
Attorney-at-Law

STATE OF NORTH CAROLINA

COUNTY OF TRANSYLVANIA

Excise Taxes \$18.00

cl
October 24, 2019

BOUNDARY LINE AGREEMENT AND WARRANTY DEED

THIS AGREEMENT, made and entered into this 23rd day of October, 2019, by and between, **NATHAN J. KORNIOTES , a single person and HILLARY AYN HAMILTON a single person**, parties of the first part and collectively referred to as Grantors; and **FRANCIS X. LEAHY and wife URSULA J. LEAHY**, hereinafter referred to as parties of the second part and Grantees;

W I T N E S S E T H:

THAT WHEREAS, the parties of the first part are the owners of real property located in Brevard Township, County of Transylvania, North Carolina and more particularly described in Document Book 855 at Pages 616, Transylvania County Registry; and

WHEREAS, the parties of the second part is the owner of real property located in Brevard Township, County of Transylvania, North Carolina, North Carolina, and more particularly described in Deed Book 433 at Page 410, Transylvania County Registry; and

WHEREAS, the aforesaid properties adjoin by certain boundary areas; and

WHEREAS, the parties hereto desire to change their common boundary line and Grantors desire to convey a tract of their property to Grantees to allow adjustment to the boundary line; and

NOW, THEREFORE, in consideration of the premises herein contained, the parties agree as follows:

1. The property line between the parties shall hereinafter be that line shown on the plat recorded in Plat File 19, Slide 321 Records of Plats for Transylvania County, North Carolina.

2. The Parties of the first part, **NATHAN J. KORNIOTES , a single person and HILLARY AYN HAMILTON a single person**, hereby quitclaim and convey to the Grantees **FRANCIS X. LEAHY and wife URSULA J. LEAHY**, the 0.21 acre +/- tract shown as "PARCEL A" on the plat recorded in Plat File 19, Slide 321, records of plats for Transylvania County North Carolina.

3. To the extent any property is conveyed as a result of the boundary line agreement the new property is subject to all right-of-ways, easements, covenants, and restrictions of record.

4. The warranties of title do apply to the conveyance to the parties of the second part and the parties of the first part covenant that they are seized of the premises in fee simple, have the right to convey the same in fee simple, that the title is marketable and free and clear of all encumbrances, and that the Grantors will warrant and defend the title against the lawful claims of all persons.

5. The parties of the first part hereby grants the above-described to have and to hold and all privileges and appurtenances thereto belonging, or in anywise appertaining, unto the parties of the second part.


6. This agreement shall run with the aforesaid properties and be binding on their respective heirs, successors, and assigns.

IN WITNESS WHEREOF, the Parties hereunto set their hands and seals this the day and year first above written.


_____(SEAL)
NATHAN J. KORNIOTES, Grantor


_____(SEAL)
HILLARY AYN HAMILTON, Grantor


_____(SEAL)
FRANCIS X. LEAHY, Grantee


_____(SEAL)
URSULA J. LEAHYS, Grantee

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, Sue A. Green, a Notary Public of the County and State aforesaid, certify, **NATHAN J. KORNIOTES**, a single person and **HILLARY AYN HAMILTON** a single person, and **FRANCIS X. LEAHY and wife URSULA J. LEAHY** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial seal this 23rd day of October, 2019.

Sue A. Green
Notary Public

