

**2022003023**

TRANSYLVANIA COUNTY NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

**\$900.00**

PRESENTED &amp; RECORDED

05/09/2022 03:15:53 PM

**BETH C LANDRETH**

REGISTER OF DEEDS

BY: DELIA MCCALL

DEPUTY REGISTER OF DEEDS

**BK: DOC 1036****PG: 220 - 223****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$900.00

Parcel Identifier No. 8595-63-3989 certified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 2022.

By: \_\_\_\_\_

Mail/Box to: Phillip C. Price Law Firm, PLLC, 1200 Ridgefield Blvd., Ste. 180, Asheville NC 28806 22-0486This instrument was prepared by: Douglas R. Campen, attorney, The Neumann Law Firm, 9 Park Place West, Suite 102, Brevard, NC 28712 NO TITLE SEARCH PERFORMED (22-0447)Brief description for the Index: 541 Falls Creed Rd.

THIS DEED made April 27, 2022, by and between

GRANTOR	GRANTEE
Jason Bracken , unmarried 82 Connestee Rd. Brevard NC 28712	FEY Investments Corp., a Florida corporation
Jessica Bracken, unmarried 6 Stansbury Dr Asheville, NC 28803	541 Falls Creek Road Pisgah Forest, NC 28768

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 Dunns Rock Township, Transylvania County, North Carolina and more particularly described as follows: All their right, title, and interest in the following described property:

NC Bar Association Form No. 3 © 1976, Revised © 1977, 2002

Printed by Agreement with the NC Bar Association – 1981 - Chicago Title Insurance Company

Submitted electronically by "The Phillip C. Price Law Firm, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Transylvania County Register of Deeds.

**SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE**

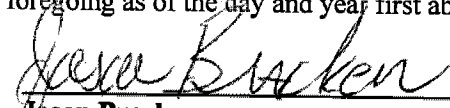
The property hereinabove described was acquired by Grantor by instrument recorded in Document Book 930, page 819.


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, other than the following exceptions:

Easements, restrictions and rights-of-way of record.

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

 (SEAL)  
**Jason Bracken**

 (SEAL)  
**Jessica Bracken**

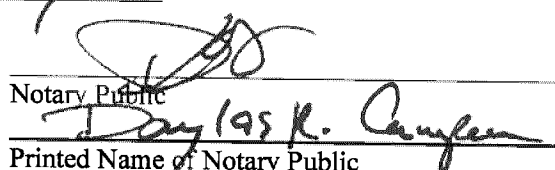
STATE OF NORTH CAROLINA  
COUNTY OF TRANSYLVANIA

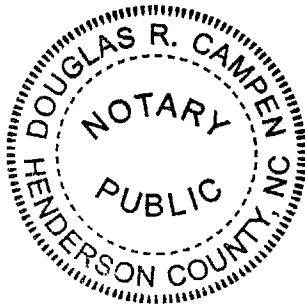
I, the undersigned Notary Public of the County and State aforesaid, certify that Jason Bracken personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and official stamp or seal, this 3rd day of May 2022.

My Commission Expires:

9-17-25


Notary Public

  
Printed Name of Notary Public



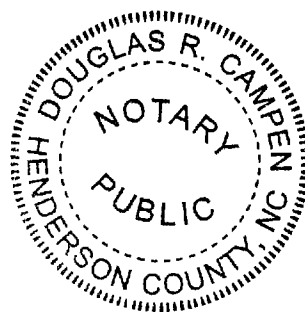
STATE OF NORTH CAROLINA  
COUNTY OF TRANSYLVANIA

I, the undersigned Notary Public of the County and State aforesaid, certify that Jessica Bracken personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and official stamp or seal, this 5<sup>th</sup> day of May 2022.

  
\_\_\_\_\_  
Notary Public  
Douglas R. Campen  
Printed Name of Notary Public

My Commission Expires:

9-17-25



**EXHIBIT "A"**

Being all of the same land and road rights of way described in a deed from Paul Michael Fedorczyk and wife, Marissa Lynn Fedorczyk dated July 1, 2020, and recorded in the office of the Register of Deeds for Transylvania County in Document Book930, page 819, said land and road rights of way being more particularly described in said deed as follows:

BEING ALL of Lot #12 of Falls Creek Subdivision as more fully described in plat found at Plat File 2, Slide 261A in the Office of the Register or Deeds for Transylvania County.

This conveyance is made subject to those Restrictive Covenants found in Deed Book 244 at Page 410 and all amendments and additions thereto which are recorded in the office of the Register of Deeds for Transylvania County, and which may be reflected upon a plat of the premises.

The Grantors further give, grant and convey until the Grantees, their heirs and assigns, the right to use the roadways within Falls Creek Subdivision from the above-described lot to Wilson Road (public road) for the purpose of ingress and egress in common with others having a legal right to use same.