

2023000961

TRANSYLVANIA COUNTY NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED

03/01/2023 10:31:25 AM

BETH C LANDRETH

REGISTER OF DEEDS

BY: ANTJE OWEN

DEPUTY REGISTER OF DEEDS

BK: DOC 1070**PG: 337 - 339**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$ -0-

Tax Lot No. _____ Parcel Identifier No. _____

Mail after recording to The Law Office of Caroline Knox, PLLC Attorney's Initials CTK
16 Towne Place Dr., Suite 100, Hendersonville, North Carolina 28792*This instrument was prepared by Caroline T. Knox, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.*

Brief description for the Index:

DOCUMENT PREPARATION ONLY

THIS DEED made February 28, 2023, by and between:

GRANTORS	GRANTEES
<p data-bbox="305 1108 704 1171">Anthony Keith Osteen and wife, Patsy Kennedy Osteen</p> <p data-bbox="350 1276 659 1339">94 Lochencove Ridge Rd. Brevard, NC 28712</p>	<p data-bbox="841 1108 1419 1205">William Mark Osteen, Anthony Keith Osteen, and Richmond Scott Osteen, as Tenants in Common</p> <p data-bbox="976 1310 1279 1407">Whose mailing address is: 2 Kennedy Dr. Pisgah Forest, NC 28768</p>

The designation Grantors and Grantees 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 Grantors, for a valuable consideration paid by Grantees, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell and convey unto Grantees in fee simple, all that certain lot or parcel of land situated in Brevard Township, Transylvania County, North Carolina, and more particularly described as follows:

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

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

This property DOES NOT contain the Grantors' principal residence.


TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to Grantees in fee simple.

And Grantors covenant with Grantees, that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and Grantors 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:

Easements, covenants, conditions and restrictions of record; ad valorem taxes for the current year; and utilities physically located on the property

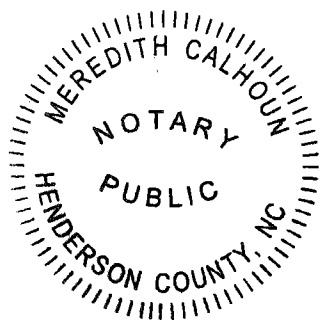
IN WITNESS WHEREOF, Grantors have caused this instrument to be signed by themselves or their duly authorized representatives the day and year first above written.

 (Seal)
Anthony Keith Osteen, Grantor

 (Seal)
Patsy Kennedy Osteen, Grantor

STATE OF NORTH CAROLINA
COUNTY OF HENDERSON

I, Meredith Calhoun, a Notary Public of Henderson County and State aforesaid, certify that **Anthony Keith Osteen** and **Patsy Kennedy Osteen**, Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument in their individual capacities. Sworn to and subscribed to before me. Witness my hand and official stamp or seal, February 28, 2023.



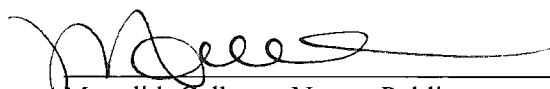

Meredith Calhoun, Notary Public
My commission expires: April 15, 2025

EXHIBIT A

GRANTORS: Anthony Keith Osteen and wife, Patsy Kennedy Osteen

**GRANTEE: William Mark Osteen, Anthony Keith Osteen, and Richmond Scott Osteen, as
Tenants in Common**

BEGINNING on a post in the North margin of Gallomore Road at John Tinsley's corner and runs thence West with said margin 120 feet to a stake in the East margin of a drive; thence with said drive North 3 deg. East 135 feet to a stake; thence East 120 feet to a stake; thence, South 3 deg. East 135 feet to a stake; thence East 120 feet to a stake; thence South 3 deg. West 135 feet with John Tinsleys line to the BEGINNING. Together with the right to use the drive above referred to.

Being as surveyed and platted by T. N. Davis, RLS, on December 27, 1956, said copies being on file with Brevard Federal Savings and Loan Association and Lawyers Title Insurance Corporation.

Being the same property conveyed from Frederick Edward Arnette and wife, Shirley Brown Arnette, to William L. Osteen and wife, Imogene Owen Osteen, by deed dated January 10, 1957, and recorded in Deed Book 117 at page 267, Transylvania County Registry.

Upon the death of William L. Osteen on February 15, 2015, ownership of the subject property vested solely in the name of Imogene Owen Osteen.

Also being the same property conveyed from Imogene Owen Osteen to Anthony Keith Osteen by deed dated February 28, 2023, and recorded in Deed Book 1070 at page 265, Transylvania County Registry.