

**2020006263**

TRANSLYVANIA COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT

**\$711.00**

PRESENTED & RECORDED  
10/15/2020 11:51:21 AM

**CINDY M OWNBEY**

REGISTER OF DEEDS

BY: KARIN SMITH

DEPUTY REGISTER OF DEEDS

**BK: DOC 945**

**PG: 1 - 5**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$711.00

Parcel Identifier No. 8596-18-1615. Verified by Transylvania County on the \_\_\_\_ day of \_\_\_\_\_, 2020.

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

Mail/Box to: The Collie Law Firm, 1645 Asheville Highway, Hendersonville, NC 28791

This instrument was prepared by: GAYLE E. RAMSEY - No Title Search Performed by Preparer

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 8th day of October, 2020, by and between

GRANTOR	GRANTEE
JOHN SHERROD BOGGS as Co-Trustee of The Margaret Wiggins Boggs Trust u/a/d June 23, 2010, as amended on March 17, 2011, and amended and restated on September 2, 2020	MARK VICTORY and wife, JUDITH VICTORY
391 Hawthorne Drive Brevard, North Carolina 28712	391 Hawthorne Drive Brevard, North Carolina 28712

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 the City of n/a, Brevard Township, Transylvania County, North Carolina and more particularly described as follows:

**BEING ALL OF THE SAME LAND DESCRIBED ON THE PAGE WHICH IS ATTACHED HERETO, DESIGNATED AS EXHIBIT "A" AND INCORPORATED HEREIN BY REFERENCE.**

All or a portion of the property herein conveyed X includes or    does not include the primary residence of the Grantor. The property hereinabove described was acquired by Grantor by instrument recorded in Document Book 541, page 161.

A map showing the above described property is recorded in Plat File \_\_\_\_\_ Slide \_\_\_\_\_.

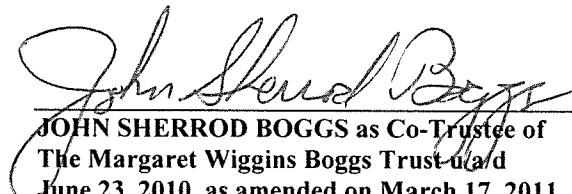
submitted electronically by "The Collie Law Firm"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Transylvania County Register of Deeds.

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, other than the following exceptions:

- Exceptions and reservations contained in this deed and/or in instruments referenced herein.
- Easements and rights of way for public and private roads and utilities, of public record.
- Lien of ad valorem taxes for the current year and subsequent years, not yet due and payable.


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

 (SEAL)  
 JOHN SHERROD BOGGS as Co-Trustee of  
 The Margaret Wiggins Boggs Trust and  
 June 23, 2010, as amended on March 17, 2011,  
 and amended and restated on September 2, 2020

State of North Carolina - County of Transylvania

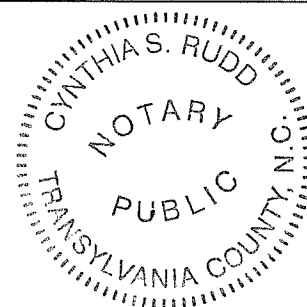
I, a Notary Public of said State and County, do hereby certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: JOHN SHERROD BOGGS.

Witness my hand and Notarial stamp or seal this 12th day of October, 2020.

  
 Signature of Notary Public

My commission expires: 6/23/25

Cynthia S. Rudd  
 Printed or typed name of Notary Public



**EXHIBIT "A" TO A DEED FROM THE BOGGS TRUST TO VICTORY**

Being all of Lot 21, Block 10, Section 2, of Pisgah Heights Subdivision as shown on a plat thereof recorded in Plat Book 2, Page 66, Records of Plats for Transylvania County.

This conveyance is made subject to all easements and other matters shown on the recorded plat hereinabove referred to and to restrictive and protective covenants and easements appearing of record in the office of the Register of Deeds for Transylvania County in Deed Book 104, page 520.

Being all of the same land described in a deed dated June 23, 2010, and recorded in the office of the Register of Deeds for Transylvania County in Document Book 541, page 161, from Margaret W. Boggs (Widow) to Margaret Wiggins Boggs, as Trustee of The Margaret Wiggins Boggs Trust u/a/d June 23, 2010.

The authority of John Sherrod Boggs to convey the land hereinabove described in his capacity as Co-Trustee of the Trust hereinabove referred to is set out in the Certificate of Trust which is attached hereto, designated as Exhibit "B" and incorporated herein by reference.

**EXHIBIT "B" TO A DEED FROM THE BOGGS TRUST TO VICTORY**

STATE OF NORTH CAROLINA  
COUNTY OF TRANSYLVANIA

CERTIFICATE OF TRUST

Pursuant to the North Carolina General Statutes Section 36C-10-1013 and similar applicable laws of this and any other applicable jurisdictions, JOHN SHERROD BOGGS as Co-Trustee under the agreement referenced herein, does hereby make the following representations and assurances:

1. A trust agreement as referred to herein and hereinafter known as Trust Declaration, Trust Agreement or Trust was executed on the following date: June 23, 2010, amended on March 17, 2011, and amended and restated on September 2, 2020.

2. The identity of the Settlor or Declarant under the Trust Agreement is: MARGARET WIGGINS BOGGS.

3. The Co-Trustees are MARGARET WIGGINS BOGGS and JOHN SHERROD BOGGS, c/o 391 Hawthorne Drive, Brevard, NC 28712.

4. The powers of the Trustee under the Trust Agreement include the authority to sell and convey any real estate belonging to the trust.

5. The Trust Agreement is revocable during the lifetime of MARGARET WIGGINS BOGGS.


6. The Trust taxpayer identification number is the Settlor's Social Security number.

7. The Trustee received title to the Trust property by general warranty deed dated June 23, 2010, and recorded in the office of the Register of Deeds for Transylvania County in Document Book 541, page 161.

8. The Trust Declaration has not been revoked, modified, or amended in any manner that would cause the representations made herein to be incorrect.

9. Each Co-Trustee has full and unlimited authority to act on behalf of the Trust without the joinder of the other.

This the 12 day of OCTOBER 2020.

  
\_\_\_\_\_  
JOHN SHERROD BOGGS as Co-Trustee of The Margaret Wiggins Boggs Trust u/a/d June 23, 2010, as amended on March 17, 2011, and amended and restated on September 2, 2020 (SEAL)

State of North Carolina - County of Transylvania

I, Cynthia S. Rudd a Notary Public of said State and County, do hereby certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: JOHN SHERROD BOGGS.

WITNESS my hand and Notarial Seal, this the 12th day October, 2020.

Cynthia S. Rudd  
Notary Public

My commission expires: 6/23/25

Z:\Norma\RamseyExhibits\ArnettetoRoundMountainEastCertificateofTrustExhibitB

