



2022005380

TRANSYLVANIA CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

08-23-2022 01:40:16 PM

BETH C LANDRETH

REGISTER OF DEEDS

BY: KARIN SMITH
ASSISTANT

BK: DOC 1050

PG: 193-195

CP
August 23, 2022

Prepared By and Return to: The Airey Law Firm, PLLC
23 S. Broad Street, Suite 207, Brevard, North Carolina 28712

Brief Description for Index: Lot 12 Revised, Patton Mountain Estates

Excise Tax Due: \$0

Parcel ID #: 9506-25-6873-000 & 9506-25-7669-000 & 9506-25-9740-000
& 9506-25-8565-000

No Title Examination was Requested or Performed by The Airey Law Firm, PLLC

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made this 23rd day of August 2022 by and between,

Liese Suzanne Hall f/k/a Liese S. Coleman a/k/a Liese Coleman,
along with spouse, Jeffrey Lee Hall
whose address is P.O. Box 453 Pisgah Forest, NC 28768
(hereinafter whether one or more the "Grantor");

AND

Liese Suzanne Hall and Jeffrey Lee Hall, a married couple
whose address is P.O. Box 453, Pisgah Forest, NC 28768
(hereinafter whether one or more the "Grantee")

WITNESSETH, that the Grantor, for valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, have and by these presents do, subject to any conditions set forth below, grant, bargain, sell and convey unto the Grantee, its heirs, successors and assigns, in fee simple, all that certain tract(s) or parcel(s) of land lying, being and situate in Transylvania County, North Carolina; and being more particularly described as follows (intending to and including all appurtenances thereto):

Being all of that certain piece, parcel or lot of land, with all improvements thereon, being further shown and described Lot 12 Revised, Patton Mountain Estates, on that plat recorded in Plat File 22, Slide 151, records of the Register of Deeds Office for Transylvania County, North Carolina, reference to which plat being hereby invited for a more complete and accurate description of the subject real property.

This conveyance is together with and further subject to any and all exceptions, conditions, provisions, reservations, rights of way, easements, covenants, restrictions and encumbrances of record or which may otherwise be shown upon the property described hereinabove.

This being a portion of the property conveyed unto the Grantor by deed of Danny Ray Coleman and as recorded on March 5, 2009, at Document Book 488, Page 370, records of the Register of Deeds Office for Transylvania County, North Carolina.

TO HAVE AND TO HOLD the property described herein above, with every privilege and appurtenance thereto belonging to the Grantee, its heirs, successors and assigns, in fee simple.

The Grantor covenants with the Grantee, its heirs, successors and assigns, that they are the owners of and are seized of the premises in fee simple; that they have a good right to convey the same in fee simple; that title is marketable and free and clear of all liens and encumbrances, except for those otherwise set forth herein, appearing of record or shown upon the premises; and, that they will forever warrant and defend the title thereto against the claims of all persons whomsoever.

The designation Grantor or Grantee as used herein shall include the above-described parties given such title and their respective heirs, successors, and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal, or if corporate or other legal entity, has caused this instrument to be signed in its corporate or legal name by its duly authorized officer(s) or representative(s) under the authority of its Board of Directors or its relevant governing body, the day and year first above written.

Liese Suzanne Hall (SEAL)
Liese Suzanne Hall f/k/a Liese S. Coleman
a/k/a Liese Coleman

Jeffrey Lee Hall (SEAL)
Jeffrey Lee Hall

ACKNOWLEDGMENT

STATE OF NORTH CAROLINA)
)
COUNTY OF TRANSYLVANIA)

I, a Notary Public of the County and State aforesaid, certify that Liese Suzanne Hall f/k/a Liese S. Coleman a/k/a Liese Coleman and Jeffrey Lee Hall, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this the 23rd day of August 2022.

[Signature]
Notary Public

My Commission Expires: 3-17-27

(SEAL OR STAMP)

SHERYL HARDY
NOTARY PUBLIC
Transylvania County, North Carolina
My Commission Expires Mar 17, 2027