



2023000410

TRANSYLVANIA CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

01-27-2023 04:53:44 PM

BETH C LANDRETH

REGISTER OF DEEDS

BY: KARIN SMITH

ASSISTANT

BK: DOC 1067

PG: 262-264

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 V46, Mountain Park Homes, Phase 2, Straus Park

Excise Tax Due: \$0

Chi Ow

Parcel ID #: 8587-90-9289-000

1/27/2023

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

NORTH CAROLINA QUIT CLAIM DEED

THIS DEED, made this 26th day of January, 2023, by and between,

Daryll Burke Ulrey a/k/a Darryl Burke Ulrey, unmarried
(hereinafter whether one or more the "Grantor");

AND

Lani Jean Callison, unmarried
whose address is 193 Camptown, Brevard, NC 28712
(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):

All that certain piece, parcel or lot of land lying and being situate in the State of North Carolina, County of Transylvania, being shown and described as all of Lot V46 of Mountain Park Homes, Phase 2 at Straus Park, containing .39 acres, more or less, as shown on a plat recorded at Plat File 21, Slide 132, Transylvania County Register of Deeds, to which plat reference is hereby made for a complete description of the subject real property.

Together with and subject to the Declaration of Covenants of Straus Park and the Mountainside Home Lot Covenants, dated December 31, 1997 and recorded in Book 426, Page 341, and amended in Book 439, Page 156, records of the Register of Deeds Office for Transylvania County, North Carolina.

Further together with and subject to any and all rights of way, easements, covenants, restrictions and other matters of record or appearing upon the premises.

This being the identical property conveyed unto Daryll Burke Ulrey and Lani Jean Callison by deed recorded at Document Book 976, Page 455, 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.

