

**2022001646**TRANSYLVANIA CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$950.00PRESENTED & RECORDED:
03-14-2022 04:10:40 PMCINDY M OWNBEY
REGISTER OF DEEDS
BY: ANTJE OWEN
DEPUTY REGISTER OF DEEDS**BK: DOC 1028****PG: 234-236****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$950.00

Return after recording to: Donald E. Jordan

Brief description for the Index: S. Johnson Street

This Deed was prepared by: Donald E. Jordan, Attorney at Law

This property does not include the primary residence of Grantor

DM 3/14/22

This DEED is made this 10th day of March, 2022, by and between:

GRANTOR: **JEFFREY SCOTT SWANGIM, individually and as Co-Administrator of the Estate of Ann Swangim (Estate File 21-E-446, Transylvania County), joined by his Wife, LAURA L. SWANGIM, and CARLA SWANGIM MORROW, individually and as Co-Administrator of the Estate of Ann Swangim, joined by her Husband, EDWIN MORROW**

Grantor's Address: 503 West Glensprings Court, Fletcher, NC 28732

GRANTEE: **THOMAS CRAIG SMITH and CYNTHIA LINDSAY WILSON, Husband and Wife**

Grantee's Address: 521 Orchard Circle, Hendersonville, NC 28739

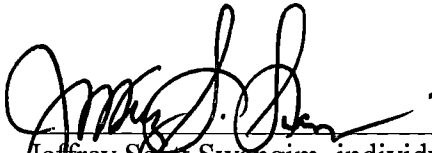
The designation Grantor and Grantee in this Deed shall include the parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

The Grantor, for a valuable consideration paid by the Grantee (the receipt of which is acknowledged) grants, bargains, sells and conveys to the Grantee in fee simple, all of the lot or parcel of land located in the City of Brevard, Brevard Township, Transylvania County, North Carolina, and as is described in the attached Exhibit A. This is all of the same property acquired by Grantor by Deed recorded in Document Book 458, Page 459, Transylvania County Registry. This conveyance is made subject to easements and rights of way of record, to any covenants of record, and to real property taxes for the current year.


THIS CONVEYANCE IS MADE FOR THE GRANTEE TO HAVE AND TO HOLD the Property and all privileges and appurtenances belonging to the Property in fee simple.


The Grantor covenants with the Grantee that Grantor is seized of the Property 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, subject only to the stated exceptions.

Grantor is signing this Deed as of the date specified above.


Jeffrey Scott Swangim, individually and as Administrator of the Estate of Ann Swangim


Laura L. Swangim


Carla Swangim Morrow, individually and as the Administrator of the Estate of Ann Swangim

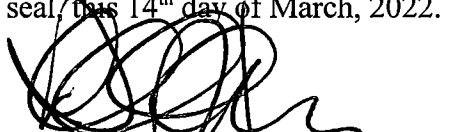

Edwin Morrow

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, Donald E. Jordan, a Notary Public of the specified County and State, certify that Jeffrey Scott Swangim, individually and as Administrator of the Estate of Ann Swangim, Laura L. Swangim, Carla Swangim Morrow, individually and as the Administrator of the Estate of Ann Swangim, and Edwin Morrow personally appeared before me this day and acknowledged the voluntary execution of this Deed.

Witness my signature and official stamp or seal, this 14th day of March, 2022.

My commission expires: August 30, 2024


Notary Public

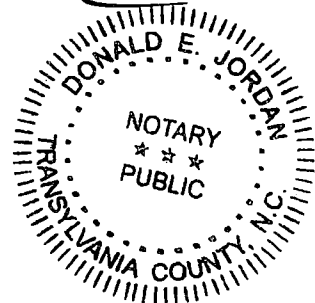


EXHIBIT A - LEGAL DESCRIPTION

All of the property containing 0.30 of an acre as shown on the plat of survey, dated November 12, 1999, prepared by Michael L. Petit, PLS, for Ann Swangim, Trustee, recorded in Plat File 8, Slide 481, Records of Plats for Transylvania County, in the office of the Register of Deeds, Transylvania County, North Carolina.

Less and except that 0.021 acre parcel described in the Deed to Transylvania County conveyed by Deed recorded in Document Book 396, Page 66, and shown on the Plat recorded in Plat File 12, Slide 88.