



2013006378

TRANSYLVANIA CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

11-22-2013 04:38:29 PM

CINDY M OWNBEY
REGISTER OF DEEDS

BY: BETH C LANDRETH
ASSISTANT

BK: DOC 677

PG: 473-476

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$-0-

Return after recording to: Donald Jordan

Brief description for the Index:

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

This property includes the primary residence of Grantor

11-22-13 *en*

This DEED is made this 20th day of November, 2013, by and between:

GRANTOR: **KATHLEEN RUTH ZIMMERMAN and**
JOHN JACOB ZIMMERMAN, Wife and Husband
Grantor's Address: 87 Paisley Lane, Pisgah Forest, NC 28768

GRANTEE: **JOHN JACOB ZIMMERMAN**
Grantee's Address: 800 Elm Bend Road, Brevard, NC 28712

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 Brevard Township, Transylvania County, North Carolina, described in the attached Exhibit A. This is all of the property acquired by Grantor by Deed recorded in Document Book 602, Page 574, 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 purpose of this conveyance is to transfer ownership pursuant to G.S. 39-13.3(a) and to vest sole title in the name of Grantee, and to allow Grantee to henceforth convey and encumber said property or any portion thereof without the consent or joinder of Grantor. Grantor hereby relinquishes all marital rights to the property, including: (1) all rights to administer the Grantee's estate as provided in G.S. 28A-4-1 with respect to the real property described herein; (2) all right of intestate succession to the Grantee's estate as provided in G.S. 29-14; (3) the right to an elective life estate in the Grantee's estate as provided in G.S. 29-30; (4) the right to an elective share as provided in G.S. 30-3.1; and (5) the right to a year's allowance in the Grantee's estate as provided in G.S. 30-15. It is the intention of the parties hereto that the property described herein shall be considered separate property of the Grantee pursuant to the Equitable Distribution Act (G.S. 50-20 et. seq.) and Grantor relinquishes all right or claim to said property provided in said Act, including any appreciation in value of said property, any property received in exchange for said property and any income derived from said property and further agrees that this property shall not be considered in any way in the parties' pending Equitable Distribution claims.

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.


Kathleen Ruth Zimmerman

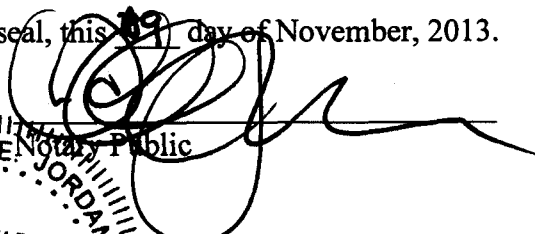

John Jacob Zimmerman

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, Donald E. Jordan, a Notary Public of the specified County and State, certify that Kathleen Ruth Zimmerman personally appeared before me this day and acknowledged the voluntary execution of this Deed.

Witness my signature and official stamp or seal, this 19 day of November, 2013.

My commission expires: August 30, 2014


DONALD E. JORDAN
NOTARY PUBLIC
TRANSYLVANIA COUNTY, N.C.

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, Donald E. Jordan, a Notary Public of the specified County and State, certify that John Jacob Zimmerman personally appeared before me this day and acknowledged the voluntary execution of this Deed.

Witness my signature and official stamp or seal, this 27 day of November, 2013.

My commission expires: August 30, 2014

Notary Public

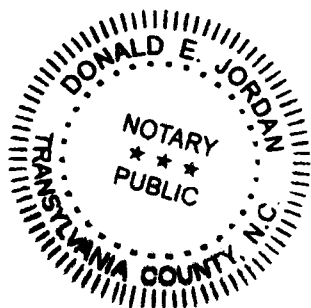


EXHIBIT A - LEGAL DESCRIPTION

Being all of the same land described in the following two deeds: (1) deed from Charles M. Morgan (Unmarried), acting by and through his Attorney-in-Fact, Ronnie M. Morgan, to Ronnie M. Morgan, a one percent (1%) undivided interest, dated September 15, 2009, and recorded in the office of the Register of Deeds for Transylvania County in Document Book 514, Page 482; and (2) deed from Charles M. Morgan (Unmarried), acting by and through his Attorney-in-Fact, Ronnie M. Morgan, to Charles M. Morgan Investment Holding company, LLC, a ninety-nine percent (99%) undivided interest, dated March 16, 2010, and recorded in the office of the Register of Deeds for Transylvania County in Document Book 531, Page 668.