

2023005016

TRANSYLVANIA COUNTY NC FEE \$26.00

STATE OF NC REAL ESTATE EXTX

\$800.00

PRESENTED & RECORDED

10/12/2023 03:15:17 PM

BETH C LANDRETH

REGISTER OF DEEDS

BY: D REE MCCALL

DEPUTY REGISTER OF DEEDS

BK: DOC 1094**PG: 285 - 289****NORTH CAROLINA GENERAL WARRANTY DEED****Excise Tax: \$800.00**Parcel Identifier No. 8586-73-1920-000 & 8586-73-1737-000 Verified by _____ County on the ____ day of _____, 20____

By: _____

Mail/Box to: Ramsey, Pratt, Camenzind & Daniel, P.A., 35 North Gaston Street, Brevard, NC 28712This instrument was prepared by: Hannah L. Camenzind, Ramsey, Pratt, Camenzind & Daniel, P.A.

Brief description for the Index: _____

THIS DEED made this 4th day of October 2023, by and between

GRANTOR	GRANTEE
<p>LARRY W. NELSON (Unremarried Widower) (also incorrectly referred to as Larry S. Nelson); GARY S. NELSON and PATTI PLAXICO NELSON, Married to Each Other; and GREGG P. NELSON and ANNA NELSON, Married to Each Other</p> <p>64 Blue Bird Lane Brevard, NC 28712</p>	<p>MELISSA PATTON and GARRY PATTON, Married to Each Other</p> <p>102 Capriole Court Simpsonville, SC 29681</p>

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, parcel of land or condominium unit situated in the City of Brevard, 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 ___ does or X does not include the primary residence of a Grantor. submitted electronically by "Ramsey, Pratt, Camenzind & Daniel, P.A." 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.

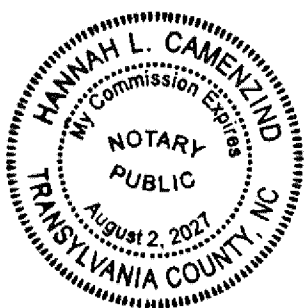
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

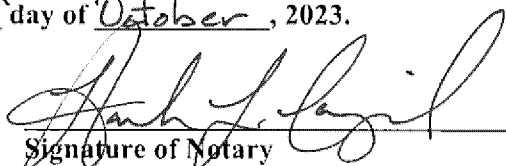
 (SEAL)
 LARRY W. NELSON

STATE OF North Carolina
 COUNTY OF Transylvania

I 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: LARRY W. NELSON

WITNESS my hand and Notarial Seal, this the 4th day of October, 2023.




 Signature of Notary

Hannah L. Camenzind
 Printed or typed name of Notary Public

My commission expires: 2 August 2027

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

Gary S. Nelson (SEAL)
GARY S. NELSON

Patti Plaxico Nelson (SEAL)
PATTI PLAXICO NELSON

STATE OF South Carolina
COUNTY OF Laurens

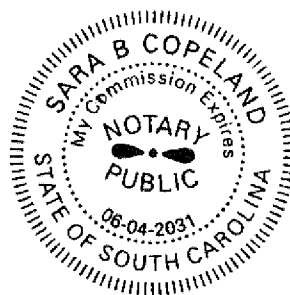
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: GARY S. NELSON and PATTI PLAXICO NELSON

WITNESS my hand and Notarial Seal, this the 9 day of October, 2023.

S B Copeland
Signature of Notary

Sara B. Copeland
Printed or typed name of Notary Public

My commission expires: 6-4-31



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

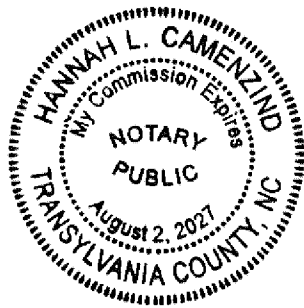
Gregg P Nelson (SEAL)
GREGG P. NELSON

Anna Nelson (SEAL)
ANNA NELSON

STATE OF North Carolina
COUNTY OF Transylvania

I 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: GREGG P. NELSON and ANNA NELSON

WITNESS my hand and Notarial Seal, this the 4th day of October, 2023.



Hannah L. Camenzind
Signature of Notary

Hannah L. Camenzind
Printed or typed name of Notary Public

My commission expires: 2 August 2027

EXHIBIT "A"Tract I:

Being lot #5 of Block "A" of the Edna M. Smith subdivision known as "College Heights" as shown on a plat prepared by T. N. Davis, R.L.S. from a survey dated September 25, 1941, revised November 15, 1941, and of record in the Office of the Register of Deeds for Transylvania County, North Carolina, Book of Plats No. 1, on page 151, and being more particularly described as follows:

Beginning on a stake in the southern margin of Mont View Circle, the same being the northwest corner of Lot 4, Block A, of the plat above referred to and running with the line of Lot 4 and Lot 3, South 10 deg. 40 min. East 122.5 feet to a stake in the western boundary line of said Lot 3, the same being the Northeast corner of Lot 1, Block A of the plat above referred to; thence with the line of said Lot 1, South 83 deg. 30 min. West 69.5 feet to a stake in the Whitmer line; thence with the Whitmer line, North 10 deg. 40 min. West 133.5 feet to a stake in the southern margin of Mont View Circle; thence with the southern margin of Mont View Circle, East 70 feet to the Beginning.

Tract II:

Beginning on a stake in the southern margin of Montview Circle, William S. Nelson's northeast corner and runs thence with William S. Nelson's line, South 10 deg. 40 min. East 80 feet to an iron pin, William S. Nelson's line southeast corner; thence North 87deg. 45 min. East 18 feet to a stake; thence North 10 deg. 49 min. West 79.44 feet to a stake in the southern margin of Montview Circle; thence with the southern margin of Montview Circle, due West 18 feet to the point of Beginning.

Surveyed and platted by P.R. Raxter, RLS on July 8, 1961.

And being the Western portion of Lot 4, of the College Heights Subdivision, described in a Deed of Trust from Mrs. E. W. (Letta) James to Robert T. Gash, Trustee for W. Dean Gorman and wife, Mildred J. Gorman and recorded in the Office of the Register of Deeds for Transylvania County in Deed of Trust Book 48 at page 86.

Tract III:

Beginning on a stake in the Southeastern corner of Lot 5 and runs; thence with lines of Lot 3 and Lot 2 South 10 deg. 40 min. East 124 feet to a stake in the margin of highway 64; thence South 75 deg. West 69.5 feet to an iron pin in the margin of said Highway; thence North 10 deg. 40 min. West 135.5 feet to an iron pin in the line of Lot 5; thence with Lot 5 North 83 deg. 30 min. East 69.5 feet to the Beginning.

Being Lot 1, Block A of College Heights, Subdivision as shown in Plat Book 1, page 151 and being as surveyed by T.N. Davis, RLS. May 3, 1957.

Tracts I, II, & III, hereinabove described, are all the same property described in deeds from Wanda S. Nelson (Widow) to Larry S. Nelson, Gary S. Nelson, and Gregg P. Nelson, dated August 21, 2014, and recorded in the Office of the Register of Deeds for Transylvania County in Document Book 707, page 200, and in Document Book 707, page 204.