



2019005484

TRANSYLVANIA CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXTX  
\$960.00

PRESENTED & RECORDED:  
10-18-2019 12:35:01 PM

CINDY M OWNBEY  
REGISTER OF DEEDS

BY: D REE MCCALL  
DEPUTY REGISTER OF DEEDS

BK: DOC 898

PG: 42-44

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$960.00

Parcel Identifier No. \_\_\_\_\_ Verified by Transylvania County on the 18 day of October, 2019  
By: RS

Mail/Box to: PHILLIP C. PRICE LAW FIRM, PLLC, 1200 Ridgefield Blvd., Suite 180, Asheville, NC 28806

This instrument was prepared by: GAYLE E. RAMEY (No Title Search Performed by the Preparer)

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 11th day of October, 2019, by and between

GRANTOR	GRANTEE
W. ALEXANDER MORTON, Unmarried	ALAN ASSNER and KATHERINE SEPP as Joint Tenants with the Right of Survivorship
102 College Station Drive, Suite 3, PMB #101 Brevard, NC 28712	1607 Mimosa Avenue Charlotte, NC 28205 <u>AA</u> <u>RS</u>

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 or parcel of land situated in the City of N/A, Dunns Rock 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 X does \_\_\_\_\_ does not include the primary residence of the Grantor.

A map showing the above described property is recorded in Plat File \_\_\_\_\_, Slide \_\_\_\_\_.

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.

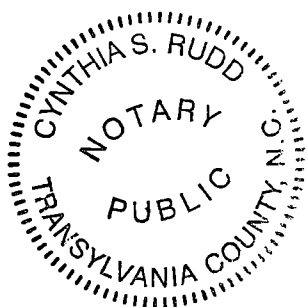
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

 (SEAL)  
 W. ALEXANDER MORTON

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: W. ALEXANDER MORTON

WITNESS my hand and Notarial Seal, this the 14th day of October, 2019.



  
 Cynthia S. Rudd, Notary Public

My commission expires: 6/23/2020

**EXHIBIT "A" TO A DEED FROM MORTON TO ASSNER AND SEPP**

Being all of Lot 810 of Eagle Lake Development as shown on a plat thereof recorded in Plat File 7, Slide 661, Records of Plats for Transylvania County.

This conveyance is made subject to all easements and other matters shown on the recorded plat hereinabove referred to and to restrictive and protective covenants and easements recorded in the office of the Register of Deeds for Transylvania County in Deed Book 325, page 61, and all supplemental declarations and amendments thereto appearing of record in the office of the Register of Deed for Transylvania County.

Being all of the same land described in a deed from Eagle Lake of North Carolina, Inc., to W. Alexander Morton, dated October 14, 1998, and recorded in the office of the Register of Deeds for Transylvania County in Deed Book 438, page 753.