

**2022003175**TRANSYLVANIA COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXTX**\$2698.00**

PRESENTED &amp; RECORDED

05/16/2022 11:05:19 AM

**BETH C LANDRETH**

REGISTER OF DEEDS

BY: KARIN SMITH

ASSISTANT

**BK: DOC 1037****PG: 184 - 186****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$2,698.00

Parcel Identifier No.: 8595-91-7419-000

Mail after recording to: : The Neumann Law Firm, PLLC, 9 Park Place West, 102, Brevard, NC 28712

This instrument was prepared by: The Neumann Law Firm, PLLC, 9 Park Place West, 102, Brevard, NC 28712

Brief Description from the Index:

THIS DEED made this May 6, 2022, by and between

GRANTOR	GRANTEE
Henry Fallek and Linda Fallek, husband and wife	Eric James Barron and Molly Elizabeth Barron, husband and wife 466 Sweetwater Lane Pisgah Forest, NC 28768

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 City of Pisgah Forest, Transylvania County, North Carolina and more particularly described as follows:

**See Exhibit "A" Attached Hereto and Made a Part Hereof**

The property herein described  is or  is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 751, Page 361, Transylvania County Registry.

A map showing the above described property is recorded in Plat Book 6 Page 428, and referenced within this instrument.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

Henry Fallek (SEAL)  
Henry Fallek

Linda Fallek (SEAL)  
Linda Fallek

STATE OF NORTH CAROLINA  
COUNTY OF TRANSYLVANIA

I, Domonique L. Lobdell Notary Public, do hereby certify that Henry Fallek and Linda Fallek personally appeared before me this day and acknowledged the due execution of the foregoing instrument.  
Witness my hand and official seal this 16 day of May, 2022.

Domonique L. Lobdell  
Official Signature of Notary  
Printed or typed name of Notary Domonique L. Lobdell

My Commission Expires: September 23, 2021

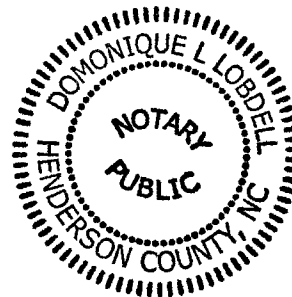


Exhibit "A"

BEING all of that lot or parcel of land comprising all of Lot 10 of Sweetwater Farms Section 2 as described in that Plat entitled "Lot 10, Section 2 'Sweetwater Farms' Property Line Correction Prepared for D.R. Smith and wife, Helen M. Smith, of property situate in Dunns Rock Township, Transylvania County, North Carolina" as prepared by Hafter Land Surveying dated May 30, 1996 and as recorded at Plat File 6 Slide 428 of the Transylvania County Registry, reference to which is hereby made for more certainty of description. This conveyance also includes all of that Lot 10 of Sweetwater Farms, Section 2, as originally platted on that map entitled "Sweetwater Farms, Section No. 2, Lots 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 Dunns Rock Township, Transylvania County, North Carolina" which is recorded at Plat Book 1 at Slide 23, Transylvania County Registry.

Tax Parcel Number: 8595-91-7419-000

Property Address: 466 Sweetwater Lane, Pisgah Forest, NC 28768