

2021007859

TRANSYLVANIA COUNTY NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

\$290.00

PRESENTED & RECORDED

10/15/2021 03:09:57 PM

CINDY M OWNBEY

REGISTER OF DEEDS

BY: D REE MCCALL

DEPUTY REGISTER OF DEEDS

BK: DOC 1006**PG: 339 - 341****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$290.00

Parcel Identifier No. 8581-96-0658 Verified by _____ County on the ____ day of _____, 2021.
By: _____Mail/Box to: Washburn Law PLLC, 136 Pacolet St., Tryon NC 28782This instrument was prepared by: Douglas R. Campen Attorney, The Neumann Law Firm, 9 Park Place West, Suite 102, Brevard, NC 28712 ***NO TITLE SEARCH PERFORMED (21-1256)***Brief description for the Index: 66 Sandy Lane 65

THIS DEED made September 30, 2021, by and between

GRANTOR	GRANTEE
Raymond D. Gorman and wife Margarete N. Gorman 17 Estate Lane Shoreham NY 11786	Sean David Lee and wife Jill Elizabeth Lee 66 Sandy Lane 65 Brevard NC 28712

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 Eastatow Township, Transylvania County, North Carolina and more particularly described as follows: All their right, title, and interest in the following described property:

Prepared by Douglas R. Campen
The Neumann Law Firm, PLLC

21--13561--
Submitted electronically by "Washburn Law, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Transylvania County Register of Deeds.

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

The property hereinabove described was acquired by Grantor by instrument recorded in Document Book 385, page 700.

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:

Easements, restrictions and rights-of-way of record.


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

 (SEAL)
Raymond D. Gorman

 (SEAL)
Margarete N. Gorman

STATE OF New York
COUNTY OF Suffolk

I, the undersigned Notary Public of the County and State aforesaid, certify that Raymond D. Gorman and Margarete N. Gorman personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and official stamp or seal, this 12th day of October 2021.


Notary Public
Jared Vollaro
Printed Name of Notary Public

My Commission Expires:
9/3/23

Prepared by Douglas R. Campen
The Neumann Law Firm, PLLC
21--1256/mc

JARED VOLLARO
Notary Public - State of New York
No. 01VO6397173
Qualified in Suffolk County
My Commission Expires Sept. 3, 2023

EXHIBIT "A"

BEING ALL of that certain parcel of land and all improvements now or hereafter located thereon, lying and being in Transylvania County, North Carolina, and more particularly described as follows:

BEING ALL of Lot 66 of Section Five of Big Hill Acreage Homesteads as shown on a plat thereof recorded in Plat File 9, Slide 348, Records of Plats for Transylvania County in the office of the Register of Deeds for Transylvania County.

There is also conveyed hereby and herewith a right of way to the public road over and along Sandy Lane and all other subdivision roads which may currently connect the lot hereinabove described with the public road.

This conveyance is made subject to the right of way of Sandy Lane as shown on the recorded plat hereinabove referred to, to all road rights of way which may currently appear of record, to the rights of way of all utility lines which may currently appear of record, and to the Declaration of Restrictive Covenants of Big Hill Acreage Homesteads recorded in Deed Book 433, Page 487, Records of Deeds for Transylvania County.

For the purposes of the Declaration of Restrictive Covenants of Big Hill Acreage Homesteads subject to restrictive covenants recorded in Deed Book 433, Page 487, Transylvania County Registry.