

**2021002756**

TRANSYLVANIA COUNTY NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

**\$50.00**

PRESENTED &amp; RECORDED

04/08/2021 10:53:51 AM

**CINDY M OWNBEY**

REGISTER OF DEEDS

BY: BETH C LANDRETH

ASSISTANT

**BK: DOC 976****PG: 169 - 173****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$50.00

Parcel Identifier No. \_\_\_\_\_ Verified by Transylvania County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_Mail/Box to: RAMSEY, PRATT & CAMENZIND, P.A., 35 N Gaston Street, Brevard, NC 28712This instrument was prepared by: HANNAH L. CAMENZIND

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

THIS DEED made this 5th day of April, 2021, by and between

GRANTOR	GRANTEE
<b>KENNETH RUSSELL MCCRARY, acting as Administrator of the Estate of Shelby McCrary Mull and Individually, and wife, LAURIE MCCRARY; RICHARD DALE MCCRARY and wife, DAWN ROPER MCCRARY; and BELINDA MCCRARY TAYLOR (Unmarried)</b>  6923 Rich Mountain Road Cedar Mountain, NC 28718	<b>ERNEST GALLOWAY, JR., and wife, SHEILA S. GALLOWAY</b>  718 Bryson Rd Brevard, NC 28712

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, Catheys Creek 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 X does not include the primary residence of the Grantor.

Submitted electronically by "Ramsey, Pratt & Camenzind, 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.

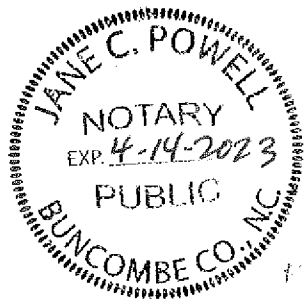
Kenneth Russell Mccrary (SEAL)  
KENNETH RUSSELL MCCRARY, as Administrator and  
Individually

Laurie Mccrary (SEAL)  
LAURIE MCCRARY

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: KENNETH RUSSELL MCCRARY AND LAURIE MCCRARY

WITNESS my hand and Notarial Seal, this the 8<sup>th</sup> day of April, 2021.



J. Powell  
Signature of Notary Public  
JANE C. POWELL  
Printed or typed name of Notary Public

My commission expires: 4-14-2023

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

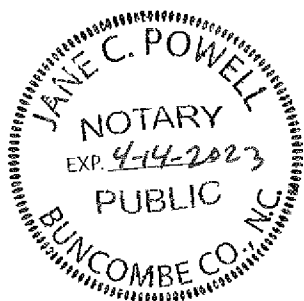
Richard Dale Mccrary (SEAL)  
RICHARD DALE MCCRARY

Dawn Roper Mccrary (SEAL)  
DAWN ROPER MCCRARY

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: RICHARD DALE MCCRARY AND DAWN ROPER MCCRARY

WITNESS my hand and Notarial Seal, this the 8<sup>th</sup> day of April, 2021.



Jane C. Powell  
Signature of Notary Public

JANE C. POWELL  
Printed or typed name of Notary Public

My commission expires: 4-14-2023

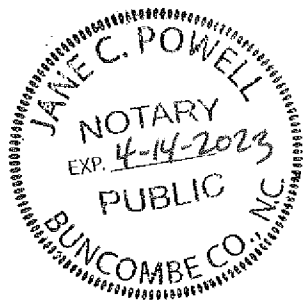
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Belinda McCrary Taylor (SEAL)  
BELINDA MCCRARY TAYLOR

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: BELINDA MCCRARY TAYLOR

WITNESS my hand and Notarial Seal, this the 8<sup>th</sup> day of April 2021.



J. Powell  
Signature of Notary Public  
JANE C. POWELL  
Printed or typed name of Notary Public

My commission expires: 4-14-2023

**EXHIBIT "A"**

Being all the same land and right of way described in a deed from Tommy Byrd to Shelby M. Mull dated May 27, 1988, and recorded in the office of the Register of Deeds for Transylvania County in Deed Book 306, page 84, said land and right of way being more particularly described in said deed as follows:

BEGINNING on an iron pin, westernmost corner of the JoAnn Black property found in Deed Book 242 at page 633 in the Transylvania County Registry and running; thence from said corner South 31 deg. 13 min. West 10.62 feet to an iron pin in the western boundary of Glydas McCall; thence with her line South 55 deg. 36 min. 44 sec. West 306.50 feet across a driveway to an iron pin; thence North 11 deg. 15 min. 43 sec. East 339.62 feet to an iron pin; thence North 32 deg. 26 min. 39 sec. East 83.10 feet to an iron pin in the southern boundary of James Bryson; thence with Bryson's line South 69 deg. 34 min. 32 sec. East 110 feet to an iron pin in a hollow, corner of Shipman; thence with Shipman's line South 45 deg. 38 min. 13 sec. East 247.82 feet to an iron pin in a spring branch in JoAnn Black's line; thence with her line two (2) calls as follows: South 44 deg. 31 min. 10 sec. West 64.20 feet to an iron pin; thence South 31 deg. 13 min. West 145.12 feet to an iron pin in the point of BEGINNING. Containing 2.80 acres as surveyed and platted by P.R. Raxter, RLS, on an unrecorded plat dated December, 1985.

The Grantors further give, grant and convey unto the Grantees, his heirs and assigns, the right to use the driveway from the above described tract to and from the public road for the purpose of ingress and egress to the above described lot.

For Deed reference see Deed found in Deed Book 221, Page 550 in the Transylvania County Registry.

Shelby M. Mull died on November 6, 2017, leaving as her heirs-at-law her siblings who together with their spouses, are the individuals designated as Grantor in this deed. Her estate is being administered in the Office of the Clerk of Superior Court for Transylvania County in File 18-E-7.