



2017003476

TRANSYLVANIA CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED
07-06-2017 03:07:58 PM

CINDY M OWNBEY
REGISTER OF DEEDS

BY: D REE M. POWELL
DEPUTY REGISTER OF DEEDS

BK: DOC 809

PG: 816-820

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: -0-

Return after recording to: Donald Jordan

Brief description for the Index: 6.31 acres, Slick Rock, Dunns Rock Township

This Deed was prepared by: Donald E. Jordan, Attorney at Law

This property does not include the primary residence of Grantor

S Holcomb
7-6-17

This DEED is made this 6th day of July, 2017 by and between:

GRANTOR:

**LAWRENCE L. SMITH, JR. and
ANN T. SMITH, as Co-Trustees of the
Lawrence L. Smith, Jr. and Ann T. Smith
Revocable Trust u/a/d July 15, 2003 (see Exhibit "B")**

Grantor's Address:

12051 SE 103rd Lane, Dunnellon, FL 34431

GRANTEE:

**LAWRENCE L. SMITH, JR.,
ANN T. SMITH, and
LAWRENCE L. SMITH III,
as joint tenants with a right of survivorship**

Grantee's Address:

12051 SE 103rd Lane, Dunnellon, FL 34431

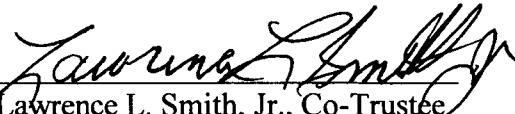
The designation Grantor and Grantee in this Deed shall include the parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

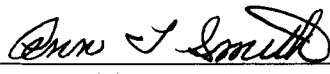
The Grantor, for a valuable consideration paid by the Grantee (the receipt of which is acknowledged) grants, bargains, sells and conveys to the Grantee in fee simple, all of the lot or parcel of land located in Dunns Rock Township, Transylvania County, North Carolina, described in the attached Exhibit A. This is all of the property acquired by Grantor by Deed recorded in Document Book 184, Page 825, Transylvania County Registry. This conveyance is made subject to easements and rights of way of record, to any covenants of record, and to real property taxes for the current year.

THIS CONVEYANCE IS MADE FOR THE GRANTEE TO HAVE AND TO HOLD the Property and all privileges and appurtenances belonging to the Property in fee simple.

The Grantor covenants with the Grantee that Grantor is seized of the Property 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, subject only to the stated exceptions.

Grantor is signing this Deed as of the date specified above.


Lawrence L. Smith, Jr., Co-Trustee
of the Lawrence L. Smith, Jr. and
Ann T. Smith Revocable Trust
u/a/d July 15, 2003


Ann T. Smith, Co-Trustee
of the Lawrence L. Smith, Jr. and
Ann T. Smith Revocable Trust
u/a/d July 15, 2003

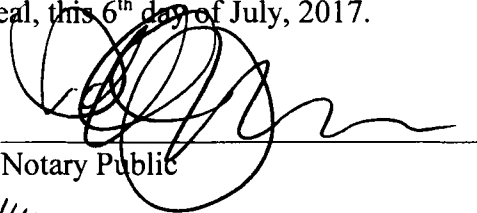
STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, Donald E. Jordan, a Notary Public of the specified County and State, certify that Lawrence L. Smith, Jr. and Ann T. Smith, as Co-Trustees of the Lawrence L. Smith, Jr. and Ann T. Smith Revocable Trust u/a/d July 15, 2003, personally appeared before me this day and acknowledged the voluntary execution of this Deed.

Witness my signature and official stamp or seal, this 6th day of July, 2017.

My commission expires: August 30, 2019

Notary's stamp or seal here:


Notary Public

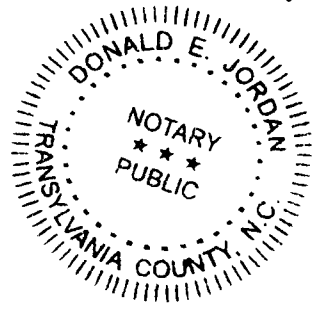


EXHIBIT A

BEGINNING at an iron pin located in the center of the Wilson Road at its intersection with the center of an old road running through the Slick Rock Mountain property, and runs thence with the center of the Wilson Road and with the property line of Liskey and Traeger the following six calls: South 45° 16' East 48.53 feet; South 28° 23' East 90 feet; South 52° East 100 feet; North 85° East 340 feet; North 88° East 100 feet and South 75° East 50 feet to a point located in the center of the Wilson Road; thence still with the line of the Traeger property, South 59° East 100 feet to a point located near the south margin of the Wilson Road; thence still with the line of the Traeger property, South 45° East crossing a road 100 feet to a chestnut stump located near the intersection of the Wilson Road with another road running through the Slick Rock Mountain properties; thence with the line of the Wallace property, North 35° East 150 feet to a stake; thence still with the line of the Wallace property, North 57° East 34.15 feet to a stake; thence a new line running with other property belonging to the Grantors, North 34° 30' West 166.9 feet to a stake in a hollow; thence still with the line of property of the Grantors, North 42° 55' West 176.15 feet to a stake in a hollow; thence still with the line of other property belonging to the Grantors, North 36° 48' West 169.67 feet to a point located in the center of an old road; thence with the center of said old road the following eight calls: North 68° 03' West 66.58 feet; North 78° 50' West 137.02 feet; South 68° 29' West 32 feet; South 32° 48' West 132 feet; South 60° 46' West 108.39 feet; South 33° West 135.76 feet; South 89° 05' West 77.59 feet and South 55° 38' West 55.5 feet to the BEGINNING, containing 6.31 acres, more or less, as surveyed and platted by P.R. Raxter, RLS, February 19, 1972.

Page one of two

EXHIBIT "A"

Subject to the restrictive and protective covenants of record in Deed Book 194, Page 75, Transylvania County Registry.

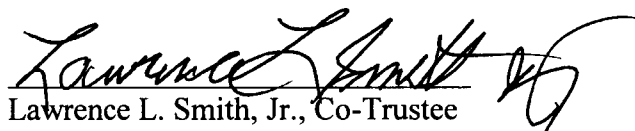
This conveyance is made together with (and subject to) a 20' joint right of way for use of the road running along the western boundary of this 6.31 acres and along eastern side of Tract A-2 as shown on the Plat recorded in Plat File 12, Slide 728, with 10' of that width on each side of the boundary line where the center of the road is the boundary, as shown on the Plat. Near the southern corner of Tract A-2, the road runs to the south away from the boundary, and a 20' non-exclusive right of way has been conveyed for that portion of the road. The parties shall share equally in the costs of maintaining the shared portions of the road.

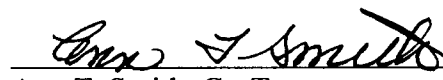
Page two of two

EXHIBIT "B"

Pursuant to NCGS §36C-10-1013 and related Trust laws, Grantor makes the following certifications with respect to the Trust dated July 15, 2003:

- 1. The Trust has not been revoked or modified in any way which would make these certifications incorrect, and it remains in full force and effect.
- 2. Lawrence L. Smith, Jr. and Ann T. Smith are the Settlers of the Trust and are acting as Co-Trustees. The Trust can be amended or revoked at any time by the Settlers.
- 3. The Trust provides the Co-Trustees with the power to sell and convey the real property conveyed by this Deed.
- 4. The taxpayer identification number for the Trust will be made available to appropriate parties upon request.


 Lawrence L. Smith, Jr., Co-Trustee
 of the Lawrence L. Smith, Jr. and
 Ann T. Smith Revocable Trust
 u/a/d July 15, 2003


 Ann T. Smith, Co-Trustee
 of the Lawrence L. Smith, Jr. and
 Ann T. Smith Revocable Trust
 u/a/d July 15, 2003

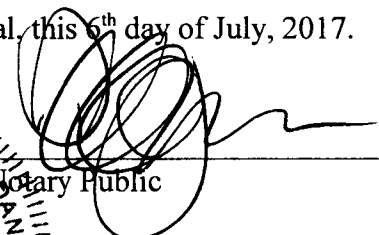
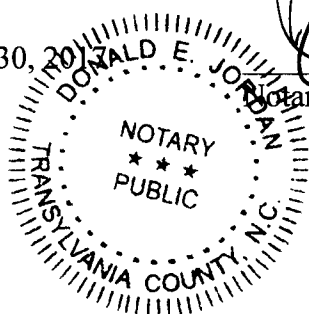
STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, Donald E. Jordan, a Notary Public of the specified County and State, certify that Lawrence L. Smith, Jr. and Ann T. Smith, as Co-Trustees of the Lawrence L. Smith, Jr. and Ann T. Smith Revocable Trust u/a/d July 15, 2003, personally appeared before me this day and acknowledged the voluntary execution of this Deed.

Witness my signature and official stamp or seal, this 6th day of July, 2017.

My commission expires: August 30, 2017

Notary's stamp or seal here:


 Notary Public


HUNT

NON-RECORDED FILING

000184 000825

THIS INSTRUMENT PREPARED BY
WITHOUT EXAMINATION OF TITLE:

ALLAN T. GRIFFITH P.A.
2100 McGregor Boulevard
Fort Myers, FL 33901

STATE OF NORTH CAROLINA

COUNTY OF TRANSYLVANIA

THIS DEED, made this 4 day of AUGUST, 2003, by LAWRENCE L. SMITH (a/k/a LAURENCE L. SMITH) and ANN T. SMITH (a/k/a ANN P. SMITH), husband and wife, hereinafter called Grantor(s), to LAWRENCE L. SMITH JR. and ANN T. SMITH, Trustees of the Lawrence L. Smith Jr. and Ann T. Smith Grantors' Joint Revocable Trust Agreement dated July 15, 2003, with full power and authority in and to the Grantee herein to sell, convey, and grant and encumber both the legal and beneficial interest in the real estate herein conveyed, whose post office address is 12051 SE 103rd Lane, Dunnellon, Florida 34431, hereinafter called the Grantee(s), (said designations shall include the respective parties, whether one or more, individual or corporate, and their respective successors in interest or assigns).

WITNESSETH: That the Grantors, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations to them in hand paid by the Grantees, the receipt whereof is hereby acknowledged, have given, granted, bargained, sold and conveyed, and by these presents do give, grant, bargain, sell, convey and confirm unto the Grantees, their heirs and/or successors and assigns, the following particularly described real estate, located in the Township of Dunns Rock, Transylvania County, North Carolina, to wit:

BEGINNING at an iron pin located in the center of the Wilson Road at its intersection with the center of an old road running through the Slick Rock Mountain property, and runs thence with the center of the Wilson Road and with the property line of Liskey and Traeger the following six calls: South 45° 16' East 48.53 feet; South 28° 23' East 90 feet; South 52° East 100 feet; North 85° East 340 feet; North 88° East 100 feet and South 75° East 50 feet to a point located in the center of the Wilson Road; thence still with the line of the Traeger property, South 59° East 100 feet to a point located near the south margin of the Wilson Road; thence still with the line of the Traeger property, South 45° East crossing a road 100 feet to a chestnut stump located near the intersection of the Wilson Road with another road running through the Slick Rock Mountain properties; thence with the line of the Wallace property, North 35° East 150 feet to a stake; thence still with the line of the Wallace property, North 57° East 34.15 feet to a stake; thence a new line running with other property belonging to the Grantors, North 34° 30' West 166.9 feet to a stake in a hollow; thence still with the line of property of the Grantors, North 42° 55' West 176.15 feet to a stake in a hollow; thence still with the line of other property belonging to the Grantors, North 36° 48' West 169.67 feet to a point located in the center of an old road; thence with the center of said old road the following eight calls: North 68° 03' West 66.58 feet; North 78° 50' West 137.02 feet; South 68° 29' West 32 feet; South 32° 48' West 132 feet; South 60° 46' West 108.39 feet; South 33° West 135.76 feet; South 89° 05' West 77.59 feet and South 55° 38' West 55.5 feet to the BEGINNING, containing 6.31 acres, more or less, as surveyed and platted by P.R. Raxter, RLS, February 19, 1972.

The above property is restricted to residential purposes only, and not more than one dwelling house and one guest house may be erected on said land; provided, however, that a garage and servants quarters may be erected on said land.

No trailers may be kept on the above described boundary of land, and no barns, hog pens or outside toilets may be placed on any of the above described property.

The parties of the first part convey to the parties of the second part, their heirs and assigns an easement over all Slick Rock Mountain properties roads with the exceptions of private driveways, and the parties of the second part, their heirs and assigns, grant to the parties of the first part permanent easement to all other Slick Rock Mountain property owners and their guests to roads now existent along the borders of their property.

This conveyance is further made subject for power lines currently existing on the property which appear of record.

Being All the same land described in the following deed:
DEED BOOK 194 PAGE 75
Current taxes shall be prorated.

000184 000826

TO HAVE AND TO HOLD the above described land and premises, with all the appurtenances thereunto belonging, or in any wise appertaining unto the Grantees, their heirs and/or successors and assigns, forever.

And the Grantors covenant to and with the Grantees, their heirs and/or successors and assigns, that the Grantors are lawfully seized in fee simple of said land and premises, and have full right and power to convey the same to the Grantees in fee simple, and that said land and premises are free from any and all encumbrances (with the exceptions above stated, if any), and that they will and their heirs, executors, administrators and/or successors shall forever Warrant and defend the title to the said land and premises, with the appurtenances, unto the Grantees, their heirs and/or successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, or, if corporate, has caused this Deed to be executed by its duly authorized officers and its seal to be hereunto affixed, the day and year first above written.

Lawrence L. Smith (SEAL)
LAWRENCE L. SMITH

Ann T. Smith (SEAL)
ANN T. SMITH

STATE OF NORTH CAROLINA, COUNTY OF TRANSYLVANIA

I, Marion J. Allen, a Notary Public of said State and County, do hereby certify that LAWRENCE L. SMITH and ANN T. SMITH personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Notarial Seal, this the 4th day of August, 2003.

My commission expires 12/07/2005

Marion J. Allen


STATE OF NORTH CAROLINA, COUNTY OF TRANSYLVANIA.

The foregoing certificate of Marion J. Allen Notary Public certified to be correct. This instrument was presented for registration and recorded in this office in Book 184, Page 825.
This 15 day of August, 2003, at 2:15 o'clock p.m.

Cindy M. Dumbey
Register of Deeds

By: Beth C. Sales, Asst.
Deputy Register of Deeds

State of North Carolina
County of Transylvania

THIS DEED PREPARED BY
RAMSEY, HILL, SMART & RAMSEY
John K. Smart, Jr., ATTORNEY
COPYRIGHT 1960-TRANSYLVANIA COUNTY BAR ASSOCIATION

Ok. L. R. Hysop
4-24-72

194

by

75

THIS DEED, made this 23rd day of March, 1972,

W. W. WARD and wife, VIRGINIA R. WARD,

hereinafter called Grantors, to LAURENCE L. SMITH and wife, ANN P. SMITH,
1879 Monte Vista, Edison Park, Fort Myers, Florida
33902,

hereinafter called Grantees, (said designations

shall include the respective parties, whether one or more, individual or corporate, and their respective successors in interest or assigns).

WITNESSETH; that the Grantors, for and in consideration of the sum of Ten Dollars, and other good and valuable considerations to them in hand paid by the Grantees, the receipt whereof is hereby acknowledged, have given, granted, bargained, sold and conveyed, and by these presents do give, grant, bargain, sell, convey and confirm unto the Grantees, their heirs and/or successors and assigns, the following particularly described real estate, located in the Township of Dunns Rock Transylvania County, North Carolina, to-wit:


BEGINNING at an iron pin located in the center of the Wilson Road at its intersection with the center of an old road running through the Slick Rock Mountain property, and runs thence with the center of the Wilson Road and with the property line of Liskey and Traeger the following six calls: South 45° 16' East 48.53 feet; South 28° 23' East 90 feet; South 52° East 100 feet; North 85° East 340 feet; North 88° East 100 feet and South 75° East 50 feet to a point located in the center of the Wilson Road; thence still with the line of the Traeger property, South 59° East 100 feet to a point located near the south margin of the Wilson Road; thence still with the line of the Traeger property, South 45° East crossing a road 100 feet to a chestnut stump located near the intersection of the Wilson Road with another road running through the Slick Rock Mountain properties; thence with the line of the Wallace property, North 35° East 150 feet to a stake; thence still with the line of the Wallace property, North 57° East 34.15 feet to a stake; thence a new line running with other property belonging to the grantors, North 34° 30' West 166.9 feet to a stake in a hollow; thence still with the line of property of the grantors, North 42° 55' West 176.15 feet to a stake in a hollow; thence still with the line of other property belonging to the grantors, North 36° 48' West 169.67 feet to a point located in the center of an old road; thence with the center of said old road the following eight calls: North 68° 03' West 66.58 feet; North 78° 50' West 137.02 feet; South 68° 29' West 32 feet; South 32° 48' West 132 feet; South 60° 46' West 108.39 feet; South 33° West 135.76 feet; South 89° 05' West 77.59 feet and South 55° 38' West 55.5 feet to the BEGINNING, containing 6.31 acres, more or less, as surveyed and platted by P. R. Raxter, RLS, February 19, 1972.

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TRANSYLVANIA COUNTY	9	STATE OF		Real Estate Excise Tax	=====
	8	NORTH			
1	CAROLINA	PB. 10701			
3					
1					
0					