



2022001295

TRANSYLVANIA CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$1580.00

PRESENTED & RECORDED:
02-28-2022 04:47:49 PM

CINDY M OWNBEY
REGISTER OF DEEDS

BY: ANTJE OWEN
DEPUTY REGISTER OF DEEDS

BK: DOC 1025

PG: 772-774

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,580.00

Parcel Identifier No. _____ Verified by Transylvania County on the 28 day of February 2022
By: DM

Mail/Box to: Donald E. Jordan, 4 W Main Street, Brevard, NC 28712

This instrument was prepared by: HANNAH L. CAMENZIND (no title search performed by preparer)

Brief description for the Index: _____

THIS DEED made this 21st day of February, 2022, by and between

GRANTOR	GRANTEE
<p>KIMBERLY DIANE ALLISON (Unmarried)</p>	<p>BREVARD PROPERTIES, LLC, a North Carolina limited liability company</p>
<p>245 Broadview Circle Brevard, NC 28712</p>	<p>P.O. Box 152 Brevard, NC 28712</p>

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, Eastatoe 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.

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.

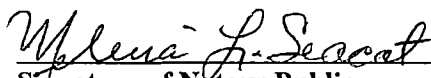
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

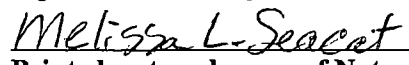

 _____ (SEAL)
 KIMBERLY DIANE ALLISON

STATE OF NORTH CAROLINA, COUNTY OF TRANSYLVANIA .

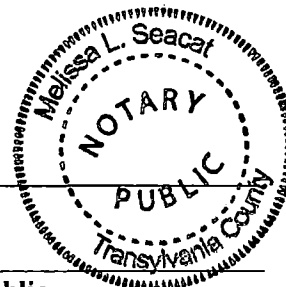
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: KIMBERLY DIANE ALLISON

WITNESS my hand and Notarial Seal, this the 24 day of February, 2022.



 Signature of Notary Public


 Printed or typed name of Notary Public



My commission expires: 5-28-2024

EXHIBIT "A" TO A DEED FROM ALLISON TO BREVARD PROPERTIES, LLC

Being all 80.80 acres, more or less, as shown on a plat thereof recorded in Plat File 21, Slide 455, Records of Plats for Transylvania County.

LESS AND EXCEPTING 3.336 acres, as shown on a plat thereof recorded in Plat File 21, Slide 515, recorded in the office of the Register of Deeds for Transylvania County.

This conveyance is made subject to all easements and other matters shown on the recorded plat hereinabove referred to, and to the Boundary Agreement recorded in the office of the Register of Deeds for Transylvania County Document Book 164, page 469.

Being a portion of the same land described in a deed from Kimberly Diane Allison, Successor Trustee of the Phyllis Diane Allison Revocable Trust, dated August 22, 2001, to Kimberly Diane Allison, dated December 17, 2014, and recorded in the office of the Register of Deeds for Transylvania County in Document Book 712, page 142.