2023001872
TRANSYLVANIA COUNTY NC FEE $26.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED
04/19/2023 01:56:25 PM
BETH C LANDRETH
REGISTER OF DEEDS
BY: DELIA MCCALL
DEPUTY REGISTER OF DEEDS
BK: DOC 1075
PG: 634 - 637

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: $0.00

Parcel Identification No. 8586-42-5296-00000
Mail/Box to: Worley & Peltz, PLLC, 42 Orchard Street, Asheville, NC 28801
This instrument was prepared by: Worley & Peltz, PLLC, 42 Orchard Street, Asheville, NC 28801
Brief description for the Index:

THIS DEED made the 3rd day of January, 2023 by and between:

GRANTORS	GRANTEE
Adam Skoog a/k/a Adam V. Skoog, unmarried and Rebecca Kay Holler, unmarried, as Joint Tenants with the Right of Survivorship	**Adam V. Skoog, unmarried**
26 Carrick Lane Brevard, NC 28713	26 Carrick Lane Brevard, NC 28713

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 and sufficiency 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 parcel of land situated in Transylvania County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein. This instrument prepared by Jason M. Peltz, a licensed NC attorney. Delinquent taxes, if any, are to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds. This instrument was prepared by the law firm of Worley & Peltz, PLLC without review or examination of title to the herein described property and no opinions or representations are being made either express or implied by said law firm or its attorneys.

Submitted electronically by "Worley & Peltz, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Buncombe County Register of Deeds.

The property described in Exhibit "A" attached hereto was acquired by Grantor by Instrument recorded in Deed Book 1033, Page 414.

All or a portion of the property herein conveyed ☒ includes or ☐ does not include the primary residence of a Grantor.

A map showing the above-described property is recorded in Plat File 22, Slide 59.

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 lawful claims of all persons whomsoever other than the following exceptions: easements, restrictions and rights of way appurtenant to the property conveyed hereby and current year ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has executed this instrument, the day and year first above written.

Adam V Skoog (SEAL)

Adam Skoog a/k/a Adam V. Skoog

STATE OF NORTH CAROLINA
COUNTY OF Transylvania

I, a Notary Public, certify that Adam Skoog a/k/a Adam V. Skoog, personally appeared before me this day, and (I have personal knowledge of their identity) (I have seen satisfactory evidence of their identity by a current state identification with their photograph in the form of a Drivers License; acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein in the capacity indicated.

Witness my hand and official stamp or seal, this the 30th day of December, 2022.

Notary Signature: _____

Notary Public Printed Name: Steven Headen

(Notarial Stamp or Seal) My commission expires: 5/30/2027

Steven Headen
Notary Public
Transylvania County
My Commission Expires: 5/30/2027

Rebecca Kay Holler (SEAL)
Rebecca Kay Holler

STATE OF NORTH CAROLINA
COUNTY OF Person

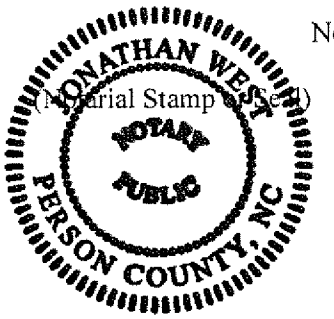
I, a Notary Public, certify that Rebecca Kay Holler, personally appeared before me this day, and (I have personal knowledge of their identity) (I have seen satisfactory evidence of their identity by a current state identification with their photograph in the form of a Drivers license); acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein in the capacity indicated.

Witness my hand and official stamp or seal, this the 3rd day of January, 2023.

Notary Signature: Jonathan West

Notary Public Printed Name: Jonathan West

(Notarial Stamp or Seal)



My commission expires: July 4th, 2027

EXHIBIT "A"

LYING IN TRANSYLVANIA COUNTY, NORTH CAROLINA

BEING ALL of Lot 1 as shown on that plat recorded in Plat File 22, at Slide 59, Transylvania County Register of Deeds, reference to which Plat is hereby made for a more particular description of said Lot.

AND BEING all of that property described in that deeds recorded in Deed Book 1033, at Page 414, in the Buncombe County Register of Deeds.

TOGETHER WITH AND SUBJECT TO all easements, rights of way, conditions, covenants, and restrictions appurtenant to the property described above.