2016000026
TRANSYLVANIA CO, NC FEE $26.00

NO TAXABLE CONSIDERATION
PRESENTED & RECORDED:
01-04-2016 04:28:29 PM
CINDY M OWNBEY
REGISTER OF DEEDS
BY: BETH C LANDRETH
ASSISTANT

BK: DOC 751
PG: 330-332

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 0.00

Parcel Identifier No. _____ Verified by Transylvania County on the 4 day of Jan, 2016
By: KC

Mail/Box to: Ramsey & Pratt, P.A., 35 N. Gaston Street, Brevard, NC 28712
This instrument was prepared by: Gayle E. Ramsey (No Title Search Performed by the Preparer)
Brief description for the Index: _____

THIS DEED made this 30 day of September, 2015, by and between

GRANTOR	GRANTEE
JAYNE A. CLEVELAND (Divorced)	JAMES H. CLEVELAND
49 Mt. Vista Ave. Greenville, SC 29605	13850 Greenville Highway Cedar Mountain, NC 28718

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, Dunns Rock 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.

A map showing the above described property is recorded in Plat File _____, Slide _____.

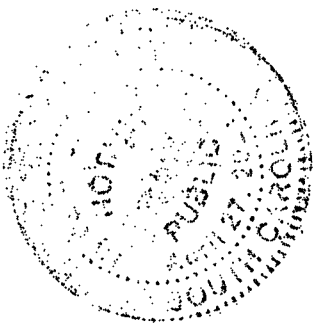
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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.

Jayne A Cleveland (SEAL)
JAYNE A. CLEVELAND



State of South Carolina,
County of Greenville.

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: JAYNE A. CLEVELAND

Date: 10/23/2015

Rose M. Cudd
Signature of Notary Public

Rose M. Cudd
Printed or typed name of Notary

My commission expires: 4/27/2021

EXHIBIT "A' TO A DEED FROM JAYNE CLEVELAND

Being all of that certain tract of land containing 1.27 acres, more or less, as shown on a plat thereof recorded in Plat File 7, Slide 807, Records of Plats for Transylvania County.

This conveyance is made subject to all easements and other matters which may be shown on the recorded plat hereinabove referred to, to the rights-of-way of all roads which may currently traverse the property, to all road rights-of-way which may currently appear of record, to the rights-of-way of all utility lines which may currently traverse the property and to all rights-of-way for utility lines which may currently appear of record.

There is also conveyed hereby and herewith a right-of-way to the public road over and along the existing private gravel driveway shown on the recorded plat hereinabove referred to which connects the land hereinabove described with the public road, with said right-of-way to be for travel of all kinds, on foot and with all types of vehicles, with the right of ingress, egress and regress over and along the same in common with all others entitled to the use thereof.

Being all of the same land described in a deed from Connie Ann Schneider Dorner and husband, John Dorner, III, to James H. Cleveland and wife, Jayne A. Cleveland, dated November 22, 2006, and recorded in the office of the Register of Deeds for Transylvania County in Document Book 382, page 12.