2021001790
TRANSYLVANIA CO, NC FEE $26.00
STATE OF NC REAL ESTATE EXTX
$625.00
PRESENTED & RECORDED:
03-05-2021 04:02:00 PM
CINDY M OWNBEY
REGISTER OF DEEDS
BY: KARIN SMITH
DEPUTY REGISTER OF DEEDS
BK: DOC 970
PG: 1-3

CL
March 5, 2021

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: $625.00 Return after recording to: Jones, Gillaspia & Loyd
Brief description for the Index: Maple St.
This Deed was prepared by: Donald E. Jordan, Attorney at Law
This property does not include the primary residence of Grantor

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This DEED is made this 4th day of March, 2021, by and between:

GRANTOR:	**ROBERT G. SKEEN and KIMBERLIE S. SKEEN, Husband and Wife**
Grantor's Address:	58 Memory Lane, Brevard, NC 28712
GRANTEE:	**ROBERT W. McCULLY, JR.**
Grantee's Address:	84 Franklin Street, Brevard NC 28712

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 Brevard Township, Transylvania County, North Carolina, and as is described in the attached Exhibit A. This is all of the same property acquired by Grantor by Deed recorded in Document Book 464, Page 301, 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.

Robert G. Skeen

Kimberlie S. Skeen

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, Donald E. Jordan, a Notary Public of the specified County and State, certify that Robert G. Skeen and Kimberlie S. Skeen personally appeared before me this day and acknowledged the voluntary execution of this Deed.

Witness my signature and official stamp or seal, this 5th day of March, 2021.

My commission expires: August 30, 2024

Notary Public

DONALD E. JORDAN
NOTARY
PUBLIC
TRANSYLVANIA COUNTY, N.C.

EXHIBIT A - LEGAL DESCRIPTION

BEING all of that certain 0.67 acre parcel of land as more particularly described on a plat of a survey for Randell M. and Judy D. Bryson by Clarence A. Jenkins, R.L.S., dated August 16, 1996, and recorded in Plat File 6, Slide 461, Records of Plats for Transylvania County, North Carolina.

Subject to the rights-of-way of all roads which may presently traverse the property, to all road rights-of-way which may presently appear of record, to the rights-of-way of all utility lines which may presently traverse the property and to the rights of way for public utilities which may presently appear of record in the Transylvania County Registry.