2023000485
TRANSYLVANIA COUNTY NC FEE $26.00
STATE OF NC REAL ESTATE EXTX
$530.00
PRESENTED & RECORDED
02/01/2023 10:14:12 AM
BETH C LANDRETH
REGISTER OF DEEDS
BY: KARIN SMITH
ASSISTANT
BK: DOC 1067
PG: 610 - 612

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: $530.00

Parcel Identifier No. 8586-33-9867-000 Verified by _____ County on the ____ day of_____, 20_____
By:_____

Mail/Box to: Neumann Law Firm, PLLC, 9 Park Place West, #102, Brevard, NC 28712

This instrument was prepared by: Michael Pratt, Ramsey, Pratt & Camenzind P.A. (No title search was performed by the preparer)

Brief description for the Index:_____

THIS DEED made this 18th day of January, 2023, by and between

GRANTOR	GRANTEE
SHIRLEY ANN BOOTH, individually and as Executor of the Estate of Nancy Edson Booth a/k/a Nancy E. Booth (File No. 22-E-349)	MARY STEWART LAW, and KAREN KITCHENS-LAW, Married to Each Other
43 Pender Lane Brevard, NC 28712	1945 Wood Pointe Drive Holiday, FL 34691

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, parcel of land or condominium unit situated in the City of Brevard, Brevard 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 or _X__ does not include the primary residence of a Grantor.

Submitted electronically by "The Neumann Law Firm"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Transylvania County Register of Deeds.

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.

By: Shirley Ann Booth **(SEAL)**
SHIRLEY ANN BOOTH, as Executor and individually

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: SHIRLEY ANN BOOTH

WITNESS my hand and Notarial Seal, this the 30 **day of** January **, 2023.**

Melissa L. Seacat NOTARY PUBLIC Transylvania County

Melissa L. Seacat
Signature of Notary

Melissa L. Seacat
Printed or typed name of Notary Public

My commission expires: 5/28/24

EXHIBIT "A"
Property Description

Being all of Lot 4 of Deer Track as shown on a plat thereof recorded in Plat File 3, Slide 104, Records of Plats for Transylvania County, as resurveyed, replatted, and shown on a new plat thereof recorded in Plat File 16, Slide 117, Records of Plats for Transylvania County.

This conveyance is made subject to all easements and other matters shown on the recorded plats hereinabove referred to and to restrictive and protective covenants appearing of record in the office of the Register of Deeds for Transylvania County in Document Book 503, page 691.

Being all of the same land described in a deed from Rose T. Allbaugh (Widow) to Nancy E. Booth dated July 8, 2014, and recorded in the office of the Register of Deeds for Transylvania County in Document Book 697, page 28.

Nancy E. Booth (Unmarried) died on August 12, 2022. In her Last Will and Testament dated March 23, 2009, which is probated in the office of Superior Court for Transylvania County in File 22-E-349, she devised the land hereinabove described to Shirley Ann Booth, who is the individual designated as Grantor in the deed. Shirley Ann Booth also has executed this deed as Executor so as to convey the interest of the Estate of Nancy B. Booth, which is still pending.