2023000078
TRANSYLVANIA COUNTY NC FEE $26.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED
01/06/2023 02:50:41 PM
BETH C LANDRETH
REGISTER OF DEEDS
BY: BETH C LANDRETH
REGISTER
BK: DOC 1065
PG: 475 - 477

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: **$0**

Parcel Identifier No. 8562-43-1032-000 Verified by: _____ County on the ____ day of _____, 2023
By _____

Mail after recording to: Virginia H. Wood, Esq., Dennis, Shaw, Drennan & Pack, LLC., P. O. Box 891, Spartanburg, SC 29304

This instrument was prepared by: Virginia H. Wood, Esq., P. O. Box 891, Spartanburg, SC 29304

Brief description of the Index:_____

THIS DEED made this 10 day of January, 2023, by and between:

GRANTOR	GRANTEE
John C. Thomason	**John Cary Thomason and Cary Ann Brown Lawson, co-Trustees, and successors in Trust under the John Cary Thomason Revocable Trust Agreement dated January 6, 2023, and any amendments thereto**
3507 Wessinger Rd. Chapin, SC 29036	**3507 Wessinger Rd. Chapin, SC 29036**

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.

Submitted electronically by "Dennis, Shaw, Drennan & Pack, LLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Transylvania County Register of Deeds.

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 _____, __Eastatoe_ Township, Transylvania_ County, North Carolina, and more particularly described as follows:

Being all of that certain tract of land containing **2.89 acres,** more or less, as shown on a plat of Boundary Survey prepared for John C. Thomason recorded in Plat Book 16, Slide 571, Records of Plats for Transylvania County.

Together with a right of way to the public road over and along the private road known as Thissa Way and all other private roads that presently connect the land hereinabove described with the public road, 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.

This conveyance is made subject to all easements and other matters shown on the recorded plat hereinabove referred to, to the restrictive covenants appearing of record in the Office of the Register of Deeds for Transylvania County in Deed Book 252, Page 136, and to the wells pump, pump house, water line and access rights and rights of way reserved by John W. Terjesen and wife, Ethel May Terjesen, in a deed recorded in the Office of the Register of Deeds for Transylvania County in Deed Book 252, page 136.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 298, Page 96.

A map showing the above described property is recorded in Plat Book _____ Page _____.

The above described property ☐ 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:

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

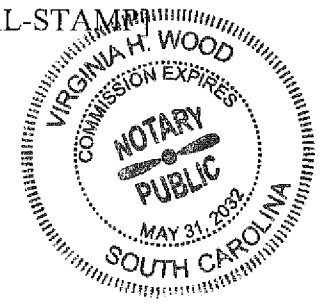
_____(SEAL)
John C. Thomason

STATE OF SOUTH CAROLINA)
SPARTANBURG COUNTY)

I certify that the following person 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: **John C. Thomason**: Grantor

Witness my hand and official stamp or seal, this 6th day of January, 2023.

[SEAL-STAMP]



_____
Notary Public

Print Notary Name: Virginia H. Wood
My commission expires: May 31, 2032