2023003727
TRANSYLVANIA COUNTY NC FEE $26.00
STATE OF NC REAL ESTATE EXTX
$130.00
PRESENTED & RECORDED
07/31/2023 04:18:13 PM
BETH C LANDRETH
REGISTER OF DEEDS
BY: BETH C LANDRETH
REGISTER
BK: DOC 1086
PG: 829 - 831

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: $130.00 Parcel Identifier No.: 8575207926000

Mail after recording to: : The Neumann Law Firm, PLLC, 9 Park Place West, Suite 102,Brevard, NC 28712

This instrument was prepared by: The Neumann Law Firm, PLLC, 9 Park Place West, Suite 102,Brevard, NC 28712

Brief Description from the Index:

THIS DEED made this July 25, 2023, by and between

GRANTOR	GRANTEE
Jenry Omar Villafranca, unmarried	Juan Carlos Jimenez Santiago and Valentina Marisela Couoh Chay, a married couple 300 Dover Drive **Arden, NC 28704**

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 City of Brevard, transylvania County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

The property herein described ☐ is or ☒ is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 1046, Page 370, transylvania County Registry.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

(SEAL)
Jenry Omar Villafranca

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, Rosalinde Rodriguez, Notary Public, do hereby certify that Jenry Omar Villafranca personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
Witness my hand and official seal this 26 day of July, 2023.

Official Signature of Notary
Printed or typed name of Notary
Rosalinde Rodriguez
My Commission Expires:
3/22/2027

ROSALINDE RODRIGUEZ
NOTARY PUBLIC
My Comm. Exp.
Mar 22. 2027
Buncombe County
NORTH CAROLINA

Exhibit "A"

Lot No. I BEGINNING at a Stake in the Mountain Road, corner of Lots Nos. 1, D and I and runs with the line dividing 1 and I, South 5° and 30' West 175 feet to a Stake in the line of Lot No. J; Thence with the line dividing Lots Nos. I and J; North 88° West 720 feet to a Stake in the outside line, corner of I and J; Thence with said outside line, North 18° and 30 ' East 180 feet to a Stake, corner of Lots No. H and I; Thence with the line dividing said Lots East 640 feet to a Stake at the forks of the Road, corner of Lots Nos. D, H. and I; Thence with said Road a Southerly direction with the lines of I and D, 85 feet to the Beginning.

Tax Parcel Number: 8575207926000
Property Address: TBD Bryson Rd, Brevard, NC 28712