2022002798
TRANSYLVANIA COUNTY NC FEE $26.00
STATE OF NC REAL ESTATE EXTX
$620.00
PRESENTED & RECORDED
04/29/2022 03:19:52 PM
CINDY M OWNBEY
REGISTER OF DEEDS
BY: KARIN SMITH
DEPUTY REGISTER OF DEEDS
BK: DOC 1035
PG: 61 - 63

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: $620.00

Parcel Identifier No.8596-47-5007-000 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: Richard B. Daniel, Ramsey, Pratt & Camenzind, P.A. (No title search performed by preparer)

Brief description for the Index:_____

THIS DEED made this 15 day of April, 2022, by and between

GRANTOR	GRANTEE
ERMA HENSLEY BARNETT, an unremarried widow	12 SALS, LLC, a North Carolina limited libility company
2324 41st Street, Apt. 362 Wilmington, NC 28403	PO Box 93 Pisgah Forest, NC 28768

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 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 X___ does or ___ 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.

Erma Hensley Barnett (SEAL)
Erma Hensley Barnett

STATE OF NORTH CAROLINA
COUNTY OF NEW HANOVER

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: Erma Hensley Barnett

WITNESS my hand and Notarial Seal, this the 21ST **day of April, 2022.**

LAURA NASSER NOTARY PUBLIC NEW HANOVER COUNTY, NC

Laura Nasser
Signature of Notary

Laura Nasser
Printed or typed name of Notary Public

My commission expires: Oct 9, 2026

EXHIBIT " A"
Property Description

Beginning on a stake in the center of the public road leading from Pisgah Forest to Brevard and in the line between T.T. Patton and W.H. Allison and runs South 310 deg. East 208.7 ft. to & stake; Thence North 59 deg. East 157.6 ft. to a stake; thence North 31 deg. West 208.7 ft. to a stake in the center of the public road; thence South 59deg. West 157.6 ft. with the center of the public road to the Beginning, containing three fourths of an acre more or less.

Being all of the same property conveyed in a deed from Fred Harris and his wife Ola L. Harris to S.L. Barnett, dated August 16, 1921, and recorded in Deed Book 44, page 313 in the Office of the Register of Deeds for Transylvania County, North Carolina.