2013000171
TRANSYLVANIA CO, NC FEE $26.00
STATE OF NC REAL ESTATE EXTX
$270.00
PRESENTED & RECORDED
01-09-2013 04:36:52 PM
CINDY M OWNBEY
REGISTER OF DEEDS
BY: KARIN SMITH
DEPUTY REGISTER OF DEEDS
BK: DOC 640
PG: 257-259

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: $270.00 Return after recording to: Donald Jordan
Brief description for the Index: .25 acre, Cathey's Creek Township
This Deed was prepared by: Donald E. Jordan, Attorney at Law
This property includes the primary residence of Grantor

This DEED is made this 9th day of January, 2013, by and between: January 9, 2013 DMB

GRANTOR:	**MICHAEL H. TRIBE and DAYNA R. TRIBE, Husband and Wife**
Grantor's Address:	P.O. Box 172, Brevard, NC 28712
GRANTEE:	**JOY M. POE and JAMIE C. WARREN, As Joint Tenants With Right of Survivorship**
Grantee's Address:	195 Whitmire Road, 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 Cathey's Creek Township, Transylvania County, North Carolina, described in the attached Exhibit A. This is all of the property acquired by Grantor by Deed recorded in Document Book 417, Page 616, 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.

Michael H. Tribe

Dayna R. Tribe

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, Donald E. Jordan, a Notary Public of the specified County and State, certify that Michael H. Tribe and Dayna R. Tribe personally appeared before me this day and acknowledged the voluntary execution of this Deed.

Witness my signature and official stamp or seal, this 9 day of January, 2013.

My commission expires: August 30, 2014

Notary Public

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

EXHIBIT "A"

All of that 0.25 acre tract described and shown on the plat of a survey prepared by Clarence A. Jenkins, RLS, dated April 14, 1999, entitled "Property of Terry Lee and Vicki Whitmire" and recorded in Plat File 8, Slide 184, records of Plats for Transylvania County in the office of the Register of Deeds for Transylvania County, North Carolina.