2022005556
TRANSYLVANIA COUNTY NC FEE $26.00
STATE OF NC REAL ESTATE EXTX
$395.00
PRESENTED & RECORDED
09/01/2022 09:24:12 AM
BETH C LANDRETH
REGISTER OF DEEDS
BY: DELIA MCCALL
DEPUTY REGISTER OF DEEDS
BK: DOC 1051
PG: 287 - 289

Prepared By:	The Airey Law Firm, PLLC 23 S. Broad Street, Suite 207, Brevard, North Carolina 28712
Return to:	The Shoaf Law Firm 5960 Fairview Road, Charlotte, North Carolina, 28210
Brief Description for Index:	Unit 104, Building A, Phase I, Toxaway View Condominium
Excise Tax Due:	$395.00
Parcel ID #:	8521-07-3788-402

No Title Examination was Requested or Performed by The Airey Law Firm, PLLC

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made this 23rd day of August, 2022, by and between,

Mary Elizabeth Feldman, a single woman
whose address is PO Box 1837, Mountain Home, NC 28758
(hereinafter whether one or more the "Grantor");

AND

Patrick W. Hutton-Tobacco aka
Patrick Tobacco
whose address is 43 Toxaway Views Drive, Unit 104, Lake Toxaway, NC 28747
(hereinafter whether one or more the "Grantee")

Submitted electronically by "SHOAF LAW FIRM PA"
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 valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, have and by these presents do, subject to any conditions set forth below, grant, bargain, sell and convey unto the Grantee, its heirs, successors and assigns, in fee simple, all that certain tract(s) or parcel(s) of land lying, being and situate in Transylvania County, North Carolina; and being more particularly described as follows (intending to and including all appurtenances thereto):

BEING ALL of Condominium Unit 104, Building A, Phase I, Toxaway View Condominium, as described in the Declaration of Unit Ownership recorded in Condominium Book 4, Page 42, Transylvania County Registry, to which reference is specifically made.

TOGETHER WITH an undivided interest in the common area as defined by the Declaration of Unit Ownership recorded in Condominium Book 4, Page 42, Transylvania County Registry, to which reference is specifically made.

This conveyance is together with and further subject to any and all exceptions, conditions, provisions, reservations, rights of way, easements, covenants, restrictions and encumbrances of record or which may otherwise be shown upon the property described hereinabove.

This being the identical property conveyed unto the Grantor by deed of Annie L. Glass as recorded on June 18, 2018, at Document Book 845, Page 126, records of the Register of Deeds Office for Transylvania County, North Carolina.

TO HAVE AND TO HOLD the property described herein above, with every privilege and appurtenance thereto belonging to the Grantee, its heirs, successors and assigns, in fee simple.

The Grantor covenants with the Grantee, its heirs, successors and assigns, that they are the owners of and are seized of the premises in fee simple; that they have a good right to convey the same in fee simple; that title is marketable and free and clear of all liens and encumbrances, except for those otherwise set forth herein, appearing of record or shown upon the premises; and, that they will forever warrant and defend the title thereto against the claims of all persons whomsoever.

The designation Grantor or Grantee as used herein shall include the above described parties given such title and their respective heirs, successors, and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal, or if corporate or other legal entity, has caused this instrument to be signed in its corporate or legal name by its duly authorized officer(s) or representative(s) under the authority of its Board of Directors or its

relevant governing body, the day and year first above written.

(SEAL)
Mary Elizabeth Feldman

ACKNOWLEDGMENT

STATE OF NORTH CAROLINA)
)
COUNTY OF TRANSYLVANIA)

I, a Notary Public of the County and State aforesaid, certify that Mary Elizabeth Feldman, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this the 23rd day of August, 2022.

Notary Public

My Commission Expires: 3-17-27

(SEAL OR STAMP)

SHERYL HARDY
NOTARY PUBLIC
Transylvania County, North Carolina
My Commission Expires Mar 17, 2027