

**2017002142**TRANSYLVANIA CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT X**\$1885.00**

PRESENTED & RECORDED

04-26-2017 03:21:08 PM

CINDY M OWNBEY

REGISTER OF DEEDS

BY KARIN SMITH

DEPUTY REGISTER OF DEEDS

BK: DOC 802**PG: 43-45****NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: \$1885.⁰⁰Parcel Identifier No. ~~951-027-982-000~~ Verified by SHolcomb County on the 26 day of April, 2017
By: 9516-27-9829Mail/Box to: The Van Winkle Law Firm, 4225 S. Main St, Hendersonville, NC 28792This instrument was prepared by: David C. Neumann, Attorney at Law (17-300)Brief description for the Index: Road #1533/ 90 Woody Farm Dr. Pisgah Forest, NC 28768THIS DEED made this 24th day of ~~March~~ ^{April}, 2017, by and between

GRANTOR

**Robert J. Bednarek, and wife
Joan V. Bednarek****90 Honey Rd.
Alexander NC 28701**

GRANTEE

**90 Woody Farm LLC
a North Carolina Limited
Liability Company****90 Woody Farm Dr.
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 or parcel of land situated in the City of _____, Little River Township, Transylvania County, North Carolina and more particularly described as follows:**SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE**

A map showing the above described property is recorded in Plat File __, Slide __.

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.

By: _____ Robert J. Bednarek (SEAL)
 Robert J. Bednarek

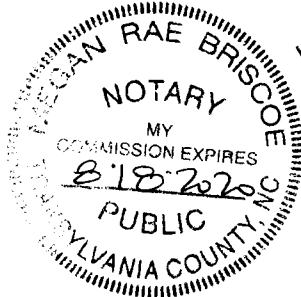
By: _____ Joan V. Bednarek (SEAL)
 Joan V. Bednarek

By: _____ (SEAL)
 Title: _____

By: _____ (SEAL)
 Title: _____

STATE OF North Carolina
 COUNTY OF Transylvania

I, Megan Rae Briscoe, a Notary Public of the County and State aforesaid, certify that Robert J. Bednarek and Joan V. Bednarek personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 24th day of April, 2017.



Megan Rae Briscoe
 Notary Public
Megan Rae Briscoe
 Print or Typed Notary Public
 My Commission Expires: 8.18.2020

EXHIBIT A
LEGAL DESCRIPTION

**90 Woody Farm Drive
Pisgah Forest, Transylvania County, NC
PIN: 9516-27-9829**

B **BEING** 6.013 acres, more or less and being all that property as described on Plat entitled "Plat of Survey for Michael Winner and wife Ellen Winner" prepared by Kevin D. Goldsmith, P.L.S. dated February 9, 2017, being Job Number 17285 as recorded in *Plat 64 17 Slide 131*, Transylvania County Registry, reference to which is hereby made and incorporated herein for a more accurate description.

This conveyance is made subject to the rights-of-way of all roads which may presently traverse the property, to all road rights-of-way which may presently appear of record, to the rights-of-way of all utility lines which may presently traverse the property and to all rights-of-way for public utilities which may presently appear of record.

Together with a right-of-way over and across Woody Drive for purposes of ingress, egress and regress over and along the same to and from Everett Farm Road (SR 1533) in common with all others entitled to the use thereof said right of way being more particularly described in Book 256, Page 799; Book 328, Page 174; Book 371, Page 13; and Book 418, Page 5, Transylvania County Registry, reference to which is hereby made and incorporated herein for a more accurate description.

This property is also conveyed together with that well and water line easement described in Book 418, Page 20, Transylvania County Register, reference to which is hereby made and incorporated herein for a more accurate description.

Being all that property conveyed to ROBERT J. BEDNAREK AND WIFE JOAN V. BEDNAREK by Deed recorded June 26, 1997 in Deed Book 418, Page 5, Transylvania County Registry, North Carolina.