2025002678
TRANSYLVANIA CO, NC FEE $26.00
STATE OF NC REAL ESTATE EXTX
$630.00
PRESENTED & RECORDED:
06-10-2025 03:07:00 PM
BETH C LANDRETH
REGISTER OF DEEDS
BY: REBECCA EATMON
DEPUTY REGISTER OF DEEDS
BK: DOC 1152
PG: 647-649

# NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: **$630.00**

Parcel Identifier No. 8596-05-5538-000 & 8596-05-8315-000 Verified by Transylvania County on the _____ day of_____, 2025.
By_____
Mail/Box to:
**Jordan Law, PC, 4 West Main Street, Suite 5, Brevard, NC 28712**
This instrument was prepared by:
**Shelton Jones, Attorney, Straus Park, 5 Park Place East, Suite 201, Brevard, NC 28712 (WITHOUT TITLE EXAM)**
Brief description for the Index:

THIS DEED made this 9 day of June, 2025, by and between

| GRANTOR | GRANTEE |
|---|---|
| **Kirk Davis Hooper and wife,** | **The City of Brevard** |
| **Sharon Vance Hooper** | 95 W. Main Street |
| 261 Eastview Drive | Brevard, NC 28712 |
| Brevard, NC 28712 | |

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 _____, Brevard Township, Transylvania County, North Carolina** and more particularly described as follows:

**See Exhibit "A" attached hereto and made a part hereof by reference. This property does ( ) or does not (X) include the primary residence of the Grantor.**

The property hereinabove described was acquired by Grantor by instrument recorded in **Book 951, Page 99 and Book 934, Page 555.**

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: This conveyance is made subject to easements and rights of way of record, to any recorded restrictions and covenants, and to real property taxes for the current year.

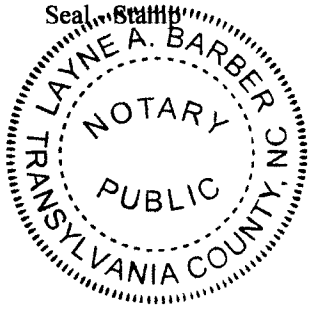
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Kirk Davis Hooper (SEAL)
**Kirk Davis Hooper**

Sharon Vance Hooper (SEAL)
**Sharon Vance Hooper**

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Seal, Stamp




State of NC – County of Transylvania

I, the undersigned Notary Public of the County and State aforesaid, certify that **Kirk Davis Hooper and wife, Sharon Vance Hooper** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 9 day of **June, 2025.**

My Commission Expires: 12/9/25

Layne A Barber
**Notary Public**

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**EXHIBIT "A"**

TRACT 1

BEGINNING at an iron pin near the eastern edge of Azalea Avenue in the line of Mills, and running thence with said line, N 70 deg. 11 min. E 98.01 ft.; thence S 2S deg. E 4.0 feet to an iron pin, corner of Green; thence with Green's line, N 67 Deg. 29 min. E 99.54 ft. to an iron pin, corner of a 9.11 acre tract; thence with the line of said tract, N 25 deg. W 513.64 ft. to an iron pin in the line of Morris; thence with said line, S 64 deg. 07 min. W 141.30 ft. to an iron pin, corner of Hunnicut; thence with the line of Hunnicut, two calls as follows; S 25 deg. 46 min. E 101.71 ft. to an iron pin, and S 63 deg. 14 min. W 143.73 ft, to a stake at the edge of the pavement of Azalea Avenue; thence along said edge, S 25 deg. 29 min. E 377.225 ft. to a stake; thence N. 70 deg. 11 min. E 7.5 ft. to the point of BEGINNING. Containing 2.87 acres, more or less.

Being all the property described in Deed Book 191, Page 536, Transylvania County.

TOGETHER WITH AND SUBJECT TO those rights of way, easements and restrictive covenants as recorded in the Transylvania County, North Carolina Register's Office; reference to which is hereby made and incorporated herein.

Being that property described in Deed Book 277, at Page 443 of the Transylvania County, NC Register's office; reference to which is hereby made and incorporated for a more particular description of said property.

PIN: **8596-05-5538-000**

TRACT 2

Being all of Lot 1, 0.463 acres, more or less, as shown on a survey entitled Martha Lyday Dobbins et al dated November 9, 2009 and recorded in Plat File 13 at Slide 339, Transylvania County Registry.

This conveyance is made subject to all roads 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 to all rights of way for public utilities which may presently appear of record.

PIN: **8596-05-8315-000**