2025002677
TRANSYLVANIA CO, NC FEE $26.00
STATE OF NC REAL ESTATE EXTX
$1570.00
PRESENTED & RECORDED:
06-10-2025 03:06:59 PM
BETH C LANDRETH
REGISTER OF DEEDS
BY: REBECCA EATMON
DEPUTY REGISTER OF DEEDS
BK: DOC 1152
PG: 644-646

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: **$1,570.00**

Parcel Identifier No. 8596-05-6391-000 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
Patrick Brian Scott and wife,	**The City of Brevard**
Amber Hooper Scott	95 W. Main Street
543 Old Hendersonville Hwy.	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 (X) or does not ( ) include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in **Book 930, Page 14.**

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.

_____(SEAL)
Patrick Brian Scott

Amber Hooper Scott (SEAL)
Amber Hooper Scott

Seal - Stamp

LAYNE A. BARBER
NOTARY
PUBLIC
TRANSYLVANIA COUNTY, NC

State of NC – County of Transylvania

I, the undersigned Notary Public of the County and State aforesaid, certify that **Patrick Brian Scott and wife, Amber Hooper Scott** 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

EXHIBIT "A"

Being all of the same land described in a deed from Gregory Cochran and wife, Martha Cochran, to Thomas Fulcher dated January 12, 1996, and recorded in the office of the Register of Deeds for Transylvania County in Deed Book 396, page 801, said land being more particularly described in said deed as follows:

BEGINNING at an iron pipe found in the north margin of the right of way of Old US Highway 64, said iron pipe being located in the property line of a tract of land described in a deed to Miller recorded in Book 278, Page 450, Records of Deeds for Transylvania County, and runs thence leaving said margin of the right of way of said highway and along the property line of Miller, North 25 deg. 00 nun. 00 sec. West 150.19 feet to an iron pipe found just south of a fence line in the property line of a tract of land described in a deed to Cain recorded in Book 277, Page 443, Records of Deeds for Transylvania County; thence leaving the property line of Miller and along the property line of Cain, North 68 deg. 10 min. 09 sec. East 99.96 feet to an iron pipe found in the property line of a tract of land conveyed to Lyday in a deed recorded in Book 222, Page 258, Records of Deeds for Transylvania County; thence leaving the property line of Cain and along the property line of Lyday, South 24 deg. 59 min. 29 sec. East 142.82 feet to an Iron pipe found in the north margin of the right of way of Old US Highway 64; thence leaving the property line of Lyday and along said margin of the right of way of said highway, South 63 deg. 56 min. 25 sec. West 99.80 feet to the BEGINNING. Containing 0.336 acres, more or less, as surveyed and platted by Robert L. Haller, RLS, on October 31, 1990, and updated on January 8, 1996, designated as Drawing Number 95135.

This conveyance is made subject to the right 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 utility lines which may presently appear of record.

PIN: **8596-05-6391-000**