



2017006362

TRANSYLVANIA CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

12-05-2017 02:03:38 PM

CINDY M OWNBEY
REGISTER OF DEEDS

BY: BETH C LANDRETH
ASSISTANT

BK: DOC 826

PG: 224-228

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$0.00

Parcel Identifier No. _____ Verified by _____ County on the 5 day of December, 2017

By: RG

Mail/Box to: Ramsey & Pratt, P.A., 35 North Gaston Street, Brevard, NC 28712

This instrument was prepared by: MICHAEL K. PRATT - No Title Search Performed by Preparer

Brief description for the Index: _____

THIS DEED made this 6th day of November, 2017, by and between

GRANTOR

RANDALL W. BLYTHE and DEBORAH B. BLYTHE, as Trustees of the Randall W. Blythe Revocable Trust u/a/d March 13, 2002, and any amendments thereto, an undivided 50% interest; and DEBORAH B. BLYTHE and RANDALL W. BLYTHE, as Trustees of the Deborah B. Blythe Revocable Trust u/a/d March 14, 2002, and any amendments thereto, an undivided 50% interest

192 Fox Hole Run
Pisgah Forest NC 28768

GRANTEE

PIPPY'S ENTERPRISES, LLC

192 Fox Hole Run
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 n/a, Boyd Township, Transylvania County, North Carolina and more particularly described as follows:

BEING ALL OF THE SAME LAND DESCRIBED ON THE PAGE WHICH IS ATTACHED HERETO, DESIGNATED AS EXHIBIT "A" AND INCORPORATED HEREIN BY REFERENCE.


All or a portion of the property herein conveyed ___ includes or X does not include the primary residence of the Grantor. The property hereinabove described was acquired by Grantor by instrument recorded in Book ___ page _____. A map showing the above described property is recorded in Plat File _____ Slide _____.

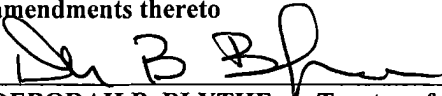
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.


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:


- Exceptions and reservations contained in this deed and/or in instruments referenced herein.
- Easements and rights of way for public and private roads and utilities, of public record.
- Lien of ad valorem taxes for the current year and subsequent years, not yet due and payable.

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

 (SEAL)
 RANDALL W. BLYTHE, as Trustee of the Randall W. Blythe Revocable Trust u/a/d March 13, 2002, and any amendments thereto

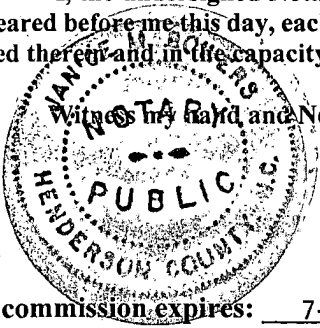
 (SEAL)
 DEBORAH B. BLYTHE, as Trustee of the Randall W. Blythe Revocable Trust u/a/d March 13, 2002, and any amendments thereto

 (SEAL)
 DEBORAH B. BLYTHE, as Trustee of the Deborah B. Blythe Revocable Trust u/a/d March 14, 2002, and any amendments thereto

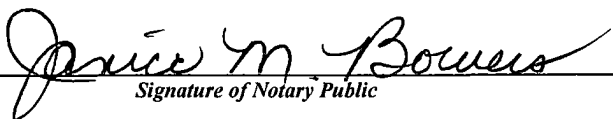
 (SEAL)
 RANDALL W. BLYTHE, as Trustee of the Deborah B. Blythe Revocable Trust u/a/d March 14, 2002, and any amendments thereto

State of North Carolina - County of Henderson

I, the undersigned Notary Public of the State and County aforesaid, certify that the following persons personally appeared before me this day, each acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: RANDALL W. BLYTHE and DEBORAH B. BLYTHE.



Witness my hand and Notarial stamp or seal this 4th day of December, 2017.


 Signature of Notary Public

My commission expires: 7-26-2019

Janice M. Bowers
 Printed or typed name of Notary Public

EXHIBIT "A" TO A DEED FROM BLYTHE, AS TRUSTEES, TO PIPPY'S ENTERPRISES, LLC

Being a part of Tract I as described in the deed from Randall W. Blythe and wife, Deborah B. Blythe, Grantors, to Randall W. Blythe and Deborah B. Blythe as Trustees of the Randall W. Blythe Revocable Trust u/a/d March 13, 2002, an undivided 50% interest, and any amendments thereto; and Deborah B. Blythe and Randall W. Blythe as Trustees of the Deborah B. Blythe Revocable Trust u/a/d March 14, 2002, an undivided 50% interest, and any amendments thereto, Grantees, said deed recorded on December 5, 2017, in Document Book 826, Page 219, of the Transylvania County Registry.

AND being a part of the same land described in a deed from Randall W. Blythe and Deborah B. Blythe as Trustees of the Randall W. Blythe Revocable Trust u/a/d March 13, 2002, an undivided 50% interest; and Deborah B. Blythe and Randall W. Blythe as Trustees of the Deborah B. Blythe Revocable Trust u/a/d March 14, 2002, an undivided 50% interest, Grantors, to Randall W. Blythe and wife, Deborah B. Blythe, Grantees, said deed recorded on December 5, 2017, in Document Book 826, Page 209, of the Transylvania County Registry, and the land being all of the same land described in a deed from David E. Warner and wife, Melissa Warner, to Randall W. Blythe and wife, Deborah B. Blythe, dated April 9, 1998, and recorded in Deed Book 430, Page 730, of the Transylvania County Registry.

AND being a part of the same land described in the deed from Randall W. Blythe and wife, Deborah B. Blythe, to Randall W. Blythe and Deborah B. Blythe as Trustees of the Randall W. Blythe Revocable Trust u/a/d March 13, 2002, an undivided 50% interest; and Deborah B. Blythe and Randall W. Blythe as Trustees of the Deborah B. Blythe Revocable Trust u/a/d March 14, 2002, an undivided 50% interest, said deed recorded on March 7, 2007, in Document Book 396, Page 824, of the Transylvania County Registry.

The authority of the Trustees to convey the land hereinabove described in their capacity as Trustees of the Trusts hereinabove referred to is set out in the Certificate of Trust which is attached hereto, designated as Exhibit "B" and incorporated herein by reference.

Z:\Norma\MKF\Deeds\Blythe deeds and exhibits\BlytheasTrusteestoPippysEnterprisesExhibit

EXHIBIT "B" TO A DEED FROM BLYTHE, AS TRUSTEES, TO PIPPY'S ENTERPRISES, LLC

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

CERTIFICATE OF TRUST

Pursuant to the North Carolina General Statutes Section 36C-10-1013 and similar applicable laws of this and any other applicable jurisdictions, RANDALL W. BLYTHE and DEBORAH B. BLYTHE, as Trustees of the Randall W. Blythe Revocable Trust u/a/d March 13, 2002, and amendments thereto, and DEBORAH B. BLYTHE and RANDALL W. BLYTHE, as Trustees of the Deborah B. Blythe Revocable Trust u/a/d March 14, 2002, amendments thereto, do hereby make the following representations and assurances:

1. Separate trust agreements as referred to herein and hereinafter known as Trust Declarations, Trust Agreements or Trusts were executed on the following dates: March 13, 2002, and March 14, 2002.
2. The Trustees of the Randall W. Blythe Revocable Trust u/a/d March 13, 2002, are: RANDALL W. BLYTHE and DEBORAH B. BLYTHE; the Trustees of the Deborah B. Blythe Revocable Trust u/a/d March 14, 2002, are DEBORAH B. BLYTHE and RANDALL W. BLYTHE, and their address is 192 Fox Hole Run, Pisgah Forest, NC 28768.
3. The powers of the Trustees under the Trusts Agreements include the power to transfer title to, grant rights in and convey in fee simple or otherwise any property which may be held, free of all trust.
4. The Trust Agreements are revocable to Grantors.
5. The Trustees received title to the Trust property by general warranty deed recorded on December 5, 2017, in Document Book 826 Page 219, of the Transylvania County Registry.
6. The Trust Declarations have not been revoked, modified, or amended in any manner that would cause the representations made herein to be incorrect.

This the 4th day of December, 2017.

[Signature] (SEAL)
RANDALL W. BLYTHE, as Trustee of
the Randall W. Blythe Revocable Trust u/a/d
March 13, 2002, and any amendments thereto

[Signature] (SEAL)
DEBORAH B. BLYTHE, as Trustee of the
Randall W. Blythe Revocable Trust u/a/d
March 13, 2002, and any amendments thereto

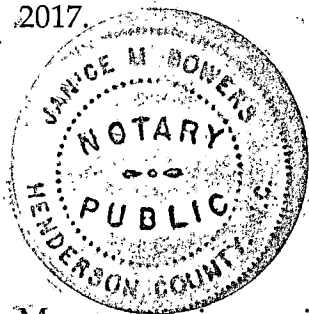
[Signature] (SEAL)
DEBORAH B. BLYTHE, as Trustee of the
Deborah B. Blythe Revocable Trust u/a/d
March 14, 2002, and any amendments thereto

[Signature] (SEAL)
RANDALL W. BLYTHE, as Trustee of the
Deborah B. Blythe Revocable Trust u/a/d
March 14, 2002, and any amendments thereto

STATE OF NORTH CAROLINA
COUNTY OF HENDERSON

I, the undersigned Notary Public of the State and County aforesaid, certify that the following persons personally appeared before me this day, each acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: RANDALL W. BLYTHE and DEBORAH B. BLYTHE.

Witness my hand and Notarial stamp or seal this 4th day of December, 2017.



[Signature]
Signature of Notary Public

Janice M. Bowers
Printed or typed name of Notary Public

My commission expires: 7-26-2019

Z:\Norma\MKP\Deeds\Blythe deeds and exhibits\BlytheasTrusteestoPippysEnterprisesExhibitBCertificateofTrust

000450 720

3845 TRANSYLVANIA COUNTY
Apr 21 1998 \$190.00



Real Estate
Excise Tax

Excise Tax \$190.00

Filed for registration on the 21 day of April
1998 at 4:30 o'clock P.M. and registered and
verified on the 21 day of April 1998
in Book No: 430 of page 230

Register of Deeds, Transylvania County

Michael Edwards
By: [Signature]
Deputy

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. _____
Verified by _____ County on the 21st day of April, 1998
by *GEL*

Mail after recording to H. Paul Averette, Attorney at Law
P. O. Box 348, Brevard, North Carolina 28712
This instrument was prepared by H. Paul Averette, Attorney at Law
Brief description for the Index 2349 New Hendersonville Highway

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 9th day of April, 1998, by and between

GRANTOR

GRANTEE

DAVID E. WARNER
and wife,
MELISSA WARNER

RANDALL W. BLYTHE
and wife,
DEBORAH B. BLYTHE

2349 New Hendersonville Hwy.
Pisgah Forest, NC 28768

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

Being all of that property as described in Exhibit "A" attached hereto and incorporated herein by reference.

000430 731

Property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 405 at Page 275 of the Transylvania County Registry

showing the above described property is recorded in Plat Book page

AVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to grantee in fee simple.

The Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey 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 except for the exceptions hereinafter stated. The property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its true name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first written.

Signature lines for David E. Warner, Melissa Warner, and Secretary. Includes 'USE BLACK INK ONLY' label.



NORTH CAROLINA, Transylvania County. I, a Notary Public of the County and State aforesaid, certify that David E. Warner and wife, Melissa Warner Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 9th day of April, 1998. My commission expires: 9/10/2001 Lori R. Smet Notary Public

SEAL-STAMP

NORTH CAROLINA, County. I, a Notary Public of the County and State aforesaid, certify that he is Secretary of a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by as its Secretary. Witness my hand and official stamp or seal, this day of 19. My commission expires: Notary Public

The foregoing Certificate(s) of Lori R. Smet

are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof. Lori R. Edwards, W. W. Small, REGISTER OF DEEDS FOR Transylvania COUNTY, Deputy Assistant - Register of Deeds

000430 R 732

EXHIBIT "A"

BEGINNING at an iron pipe found at the intersection of the eastern line of property now or formerly belonging to James T. Roberts (Deed Book 375 at Page 593 of the Transylvania County Registry) and the northern line of property now or formerly belonging to Enon Baptist Church at Deed Book 127 at Page 566) and running from said Beginning point along and with the eastern line of Roberts, North 35 deg. 35 min. 28 sec. West 176.82 feet to an iron pipe found; thence, continuing along and with the northern line of Roberts, two (2) calls as follows: South 41 deg. 03 min. 00 sec. West 99.33 feet to an iron pipe found and South 64 deg. 43 min. 23 sec. West 140.87 feet to an iron pipe found in the eastern line of property now or formerly belonging to Robert S. Harvey and wife, Elizabeth W. Harvey (Deed Book 268 at Page 481); thence, along and with the eastern line of Harvey, North 35 deg. 38 min. 46 sec. West 333.93 feet (passing through a set rebar which replaced a one-inch iron pipe at a distance of 300.51 feet) to a point in the center of U. S. Highway 64; thence, up and with the center of U. S. Highway 64, four (4) calls as follows: North 67 deg. 34 min. 02 sec. East 114.64 feet to a point, North 68 deg. 39 min. 30 sec. East 102.39 feet to a point, North 69 deg. 29 min. 14 sec. East 128.55 feet to a point and North 70 deg. 58 min. 57 sec. East 218.00 feet to a point; thence, leaving U. S. Highway 64 and running down and with the line of property now or formerly owned by Riley Leon Galloway and wife, Betty M. Galloway (Deed Book 252 at Page 720), five (5) calls as follows: South 39 deg. 38 min. 20 sec. East 41.98 feet to a set rebar; South 46 deg. 42 min. 37 sec. East 31.07 feet to an iron pipe, North 54 deg 47 min. 34 sec. East 7.96 feet to a set rebar, South 23 deg. 35 min. 34 sec. East 24.15 feet to an iron pipe, and South 22 deg. 51 min. 54 sec. East 222.96 feet to a concrete monument found in the northern line of Enon Baptist Church; thence, along and with the northern line of Enon Baptist Church and running along and with the remnants of a barbed wire fence, South 43 deg. 26 min. 09 sec. West 276.21 feet to the point of BEGINNING and containing 4.378 acres, more or less, pursuant to an unrecorded plat of survey by Robert L. Hafler, RLS, dated August 16, 1996 (Drawing No. 96114).

Being all of that property described in Deed Book 339 at Page 490 of the Transylvania County Registry.

TOGETHER WITH and subject to all rights of way, easements and restrictions appurtenant to the Grantors.