

BK 3714 PG 438 - 442 (5)

DOC# 953748

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Henderson County, North Carolina

William Lee King, Register of Deeds

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$250.00

Parcel Identifier No.: 10-11047 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_

By: \_\_\_\_\_

→Mail/Box to: Staton Law, P.A. 112 N. Washington Street, Hendersonville, NC 28739

This instrument was prepared by: Whitney Staton

Brief description for the Index: *3.05 Acres*

THIS DEED made this 14<sup>th</sup> day of May, 2021 by and between

**GRANTOR**

**Sandra A. Gann as Trustee of the Sandra A. Gann  
Living Trust dated April 18, 2006**

Mailing Address:  
15462 Gulf Blvd Apt #506  
Maderia Beach, FL 33708

**GRANTEE**

**Lynnwood Cabins, LLC a North Carolina Limited  
Liability Company**

Mailing Address:  
340 Big Spring Trail  
Burnsville, NC 28714

Enter in appropriate block for each Grantor and Grantee: name, mailing 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 \_\_\_\_\_, Hendersonville Township, Henderson County, North Carolina and more particularly described as follows:

**SEE ATTACHED EXHIBIT A**

Submitted electronically by "Staton Law P.A."  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Henderson County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 3556 at Page 313, Henderson County Registry.

A map showing the above described property is recorded in Plat Slide 7493.

All or a portion of the property herein conveyed ☐ does ☒ does not include the primary residence of a Grantor.

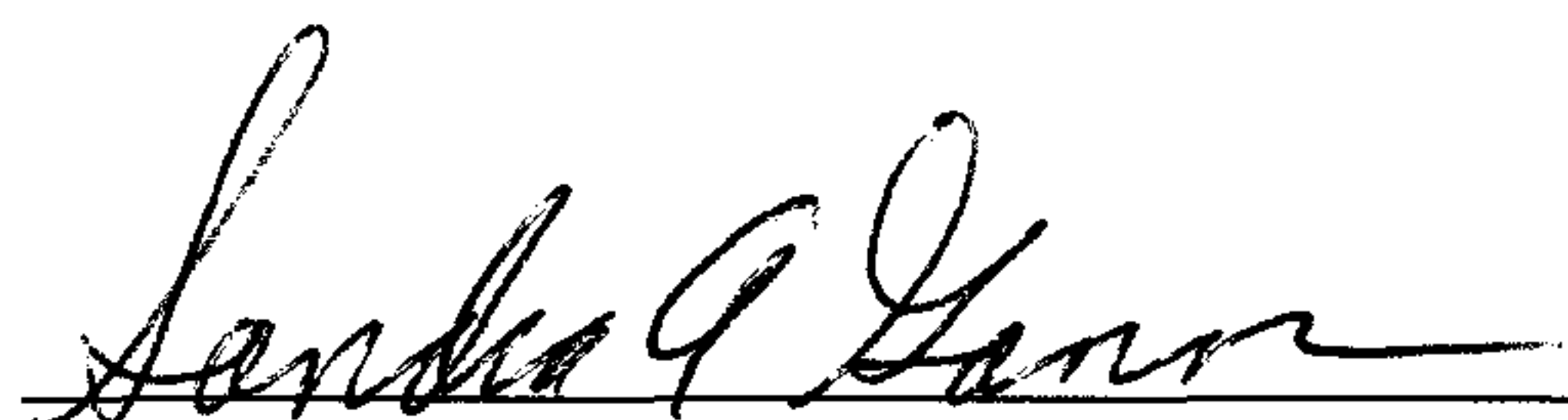
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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:

**Subject to 2021 Henderson County ad valorem taxes.**

**Subject to Restrictions, Easements, and Rights of Way of Record.**

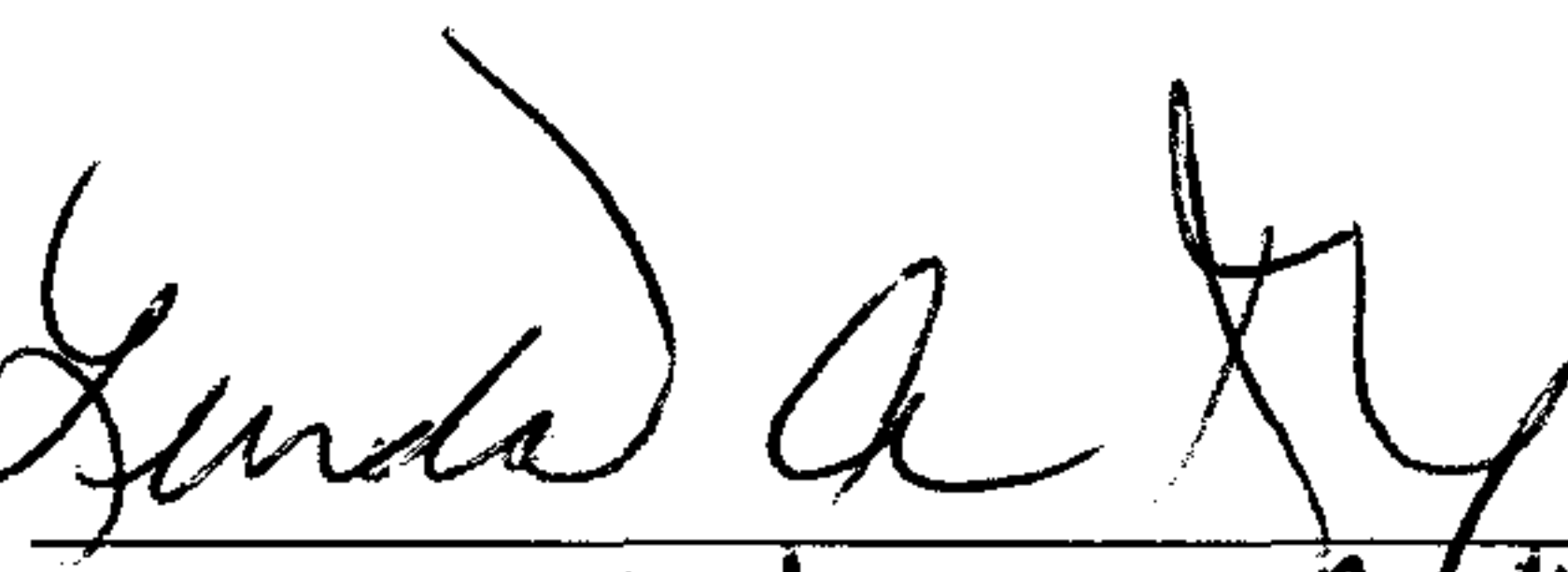
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

 (SEAL)  
Sandra A. Gann, Trustee

STATE OF FL  
COUNTY OF Pinellas

I, the undersigned, a Notary Public of the County and State aforesaid, certify that, Sandra A. Gann as Trustee of the Sandra A. Gann Living Trust dated April 18, 2006, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal on this 14 day of May, 2021.

My Commission Expires: 12/26/2022

  
Notary Public Linda A. Kowzan  
(Type or Print Name)



LINDA AKOWZAN  
Commission # HH 070137  
Expires December 26, 2022  
Bonded Thru Budget Notary Services

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**EXHIBIT A**

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BEING all of that 3.05 acres as shown on that plat of survey recorded in Plat Slide 7493, Henderson County Registry, reference to which is hereby made and incorporated as if fully set forth herein.

TOGETHER WITH AND SUBJECT TO that non-exclusive right of way for the purpose of ingress, egress and regress as described in Deed Book 933 at Page 634, Henderson County Registry.

TOGETHER WITH AND SUBJECT TO that perpetual right of way for the purpose of ingress, egress and regress as shown on Plat Slide 3957, Henderson County Registry.

BEING a portion of that property as described in Deed Book 1328 at Page 500, Henderson County Registry.

**EXHIBIT B**  
**CERTIFICATION OF TRUST**

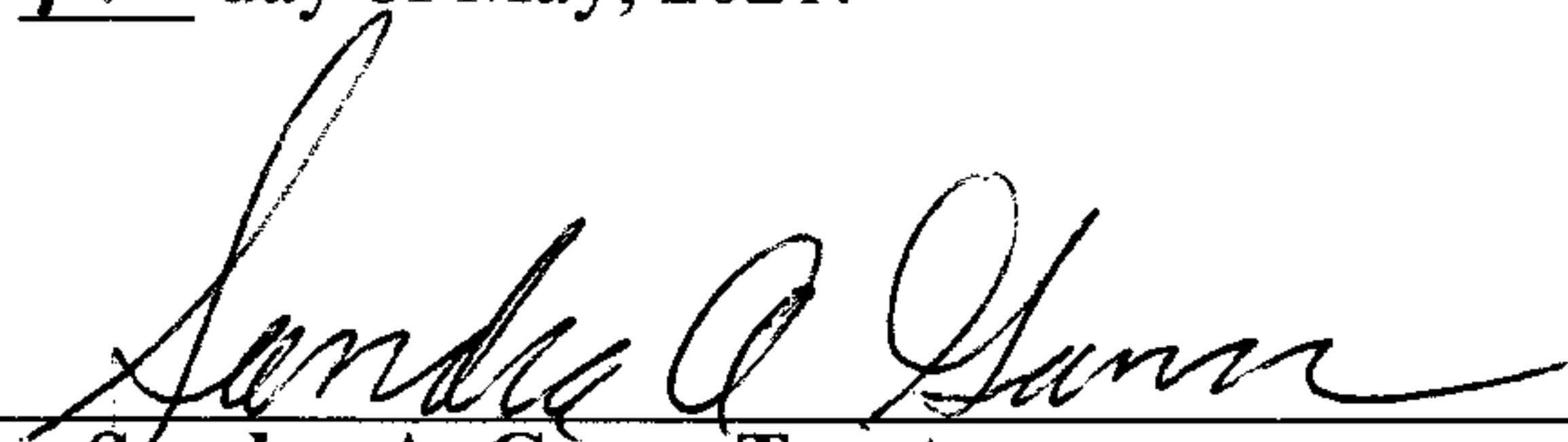
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Pursuant to North Carolina General Statutes 36C-10-1013, I, Sandra A. Gann as Trustee of the Sandra A. Gann Living Trust dated April 18, 2006, and any amendments thereto, do hereby make the following representations and assurances:

1. A trust agreement as referred to herein and hereinafter known as Trust Agreement or Trust was executed on April 18, 2006;
2. The Trust has been lawfully executed, was validly created, is still in existence, and has not been revoked, modified, or amended in any manner which would cause the representations contained herein to be incorrect;
3. The Settlor(s) of the Trust is Sandra A. Gann;
4. The Settlor(s) of the Trust, if revocable, issued no instructions that would limit or restrict the Trustees' authority to enter into or consummate this transaction in accord with this certificate;
5. The current Trustee of the Trust is Sandra A. Gann and her address 15462 Gulf Blvd Apt #506, Maderia Beach, FL 33708;
6. The Trustee has been granted due authority to enter into and consummate the transaction the Trust grants all the necessary powers to the Trustee and contains no limitations or restrictions on said authority that would prohibit or limit the trustee's authority to enter into and consummate the proposed transaction;
7. The Trust does not limit a Trustee's authority to sign necessary documents, execute this certificate or otherwise authenticate the Trust and all trustees required to exercise the powers contained in the Trust have executed this certificate;
8. The Trust's taxpayer identification number is withheld pursuant to N.C.G.S. § 36C-10-103(j); and
9. The Trust may take title to real property by Deed or devise. The property conveyed herein was acquired by Deed from Sandra A. Gann and Mary Gann Sitton as Co-Trustees of the Herbert T. Gann Family Trust, a 50% undivided interest, dated September 3, 2020 and recorded Henderson in Book 3556 at Page 313 of the Henderson County, North Carolina Registry.

FURTHER, Trustee does hereby acknowledge that this Certification may be recorded in the Register of Deeds Office and agrees that this Certification is being executed in duplicate counterparts each of which shall be deemed an original (the counterpart to be recorded may have the taxpayer identification number redacted if it is the social security number of a settlor).

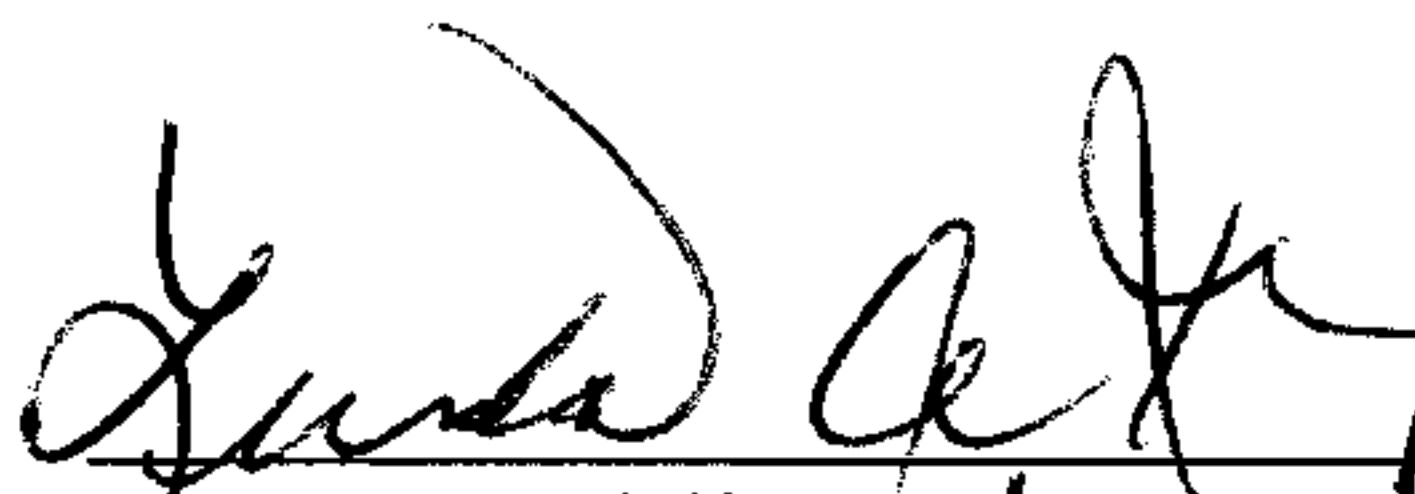
This the 17 day of May, 2021.

  
Sandra A. Gann, Trustee

STATE OF FL  
COUNTY OF Pinellas

I, the undersigned, a Notary Public of the County and State aforesaid, certify that, Sandra A. Gann as Trustee of the Sandra A. Gann Living Trust dated April 18, 2006, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal on this 14 day of May, 2021.

My Commission Expires: 12/26/2022

  
Notary Public Linda A Kowzan  
(Type or Print Name)



LINDA A KOWZAN  
Commission # HH 070137  
Expires December 26, 2022  
Bonded Thru Budget Notary Services