

2023002924

AVERY COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$946.00

PRESENTED & RECORDED
07/12/2023 10:03:50 AM

ERIN G. ENGLISH
REGISTER OF DEEDS
BY: MACKENZIE MCKINNEY
DEPUTY

BK: RE 590

PG: 793 - 800

Avery County Tax Office

Property Transfer Card Approved:

Date: 2023-07-12 By: DH

Taxes Paid Through: 2022

By: DANIELLE HENSON

Date: 2023-07-12

PARCELS:

1868-00-64-1827-00000

Excise Tax: \$946.00

Mail after recording to: DEAL, MOSELEY & SMITH, BOONE, NC 28607

**PREPARED BY: JAMES M. DEAL, JR. (ST-15249.002)
DEAL, MOSELEY & SMITH, LLP
ATTORNEYS AT LAW,
P. O. BOX 311
BOONE, NC 28607 Tel (828) 264-4734**

**Brief Description for the Index: Lot 32, Section 7, Seven Devils Resort
PIN: 1868-00-64-1827**

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made this ___29th___ day of June, 2023, by and between,

EARL G. LOSIER and EDITH L. WARREN, TRUSTEES OF THE EARL G. LOSER, JR. LIVING

TRUST DATED OCTOBER 22, 2001

GRANTOR;

and,

ENDGAME DEFENSE SOLUTIONS, INC., a North Carolina Corporation

of 721 New Homestead Drive, Vilas, NC 28692

GRANTEE.

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.

Submitted electronically by "Deal, Moseley & Smith, LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Avery County Register of Deeds.

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 BANNER ELK TOWNSHIP, AVERY COUNTY, NORTH CAROLINA, and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

CERTIFICATION OF TRUST IS ATTACHED HERETO AS EXHIBIT "B".

The property hereinabove described was acquired by Grantor in Book 348, Page 893, Avery County, North Carolina Public Registry.

A map showing the above described property is recorded in Plat Book 1, Page 7, Avery County, North Carolina Public Registry.

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

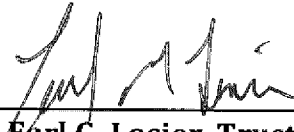
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

Subject to any and all ad valorem taxes for the current year and subsequent years, easements and restrictions of record, and any local, county, state or Federal laws, ordinances, or regulations relating to zoning, environment, subdivision, occupancy, use, construction or development of the subject property, including existing violations of said laws, ordinances or regulations.

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

Earl G. Loser, Jr. Living Trust Dated
October 22, 2001

By:  (SEAL)
Earl G. Losier, Trustee

ACKNOWLEDGMENT

STATE OF NORTH CAROLINA

COUNTY OF WATAUGA

I, a Notary Public of the County and State aforesaid, certify that EARL G. LOSIER, TRUSTEE OF THE EARL G. LOSER, JR. LOVING TRUST DATED OCTOBER 22, 2001, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal, this the 29 day of June, 2023.



Shannon Taylor Notary Public
Notary's Printed or Typed Name

My Commission Expires: 2-16-25



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

Earl G. Loser, Jr. Living Trust Dated
October 22, 2001

By: Edith L. Warren (SEAL)
Edith L. Warren, Trustee

ACKNOWLEDGMENT

STATE OF NORTH CAROLINA

COUNTY OF WATAUGA

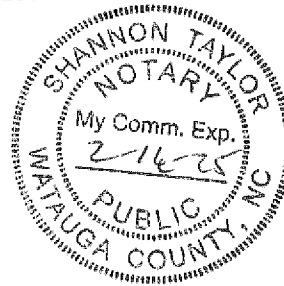
I, a Notary Public of the County and State aforesaid, certify that EDITH L. WARREN, TRUSTEE OF THE EARL G. LOSER, JR. LOVING TRUST DATED OCTOBER 22, 2001, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal, this the 29 day of June, 2023.

Shannon Taylor

Shannon Taylor Notary Public
Notary's Printed or Typed Name

My Commission Expires: 2-16-25



"SCHEDULE A"

All of Lot 32, Section 7, Seven Devils Resort Property, as per plat thereof, recorded in Plat Book 1, Page 107 in the Office of the Register of Deeds of Avery County, North Carolina.

This conveyance is made subject to zoning, utility rights-of-way and reservations of utility rights-of-way, restrictive covenants of record, if any, and to ad valorem taxes for the taxable year 2001.

EXHIBIT 'B'

Prepared by and return to: Deal, Moseley & Smith, LLP, PO Box 311, Boone, NC 28607 (828) 264-4734
(James M. Deal, Jr. – ST -15249.002)

Certification of Trust for the EARL G. LOSER, JR. LIVING TRUST DATED OCTOBER 22, 2001

This Certification of Trust is signed by the currently acting Trustee(s) of the EARL G. LOSER, JR. LIVING TRUST DATED OCTOBER 22, 2001 who declares:

1. The Grantor of the Trust was EARL G. LOSER, JR., deceased. The Trust is irrevocable.
2. The Trustees of the Trust are EARL G. LOSIER, who address is 3 Cayuga Court, Seneca, SC 29672, and EDITH L. WARREN, whose address is 8170 Scuffle Bridge Lane, Cumming, GA 30041.
3. The tax identification number of the trust will be provided as requested.
4. Title to assets held in the trust will be titled as:
EARL G. LOSIER and EDITH L. WARREN, TRUSTEES OF THE EARL G. LOSER, JR. LIVING TRUST DATED OCTOBER 22, 2001, and any amendments thereto.
5. An alternative description will be effective to title assets in the name of the trust or to designate the trust as a beneficiary if the description includes the name of at least one initial or successor Trustee, any reference indicating that property is being held in a fiduciary capacity, and the date of the trust.
6. Excerpts from the trust document that establish the trust, designate the Trustee, and set forth the powers of the Trustee will be provided upon request. The powers of the Trustee include the power to acquire, sell, assign, convey, pledge, encumber, lease, borrow, manage, and deal with real and personal property interests. The Trustee may

negotiate, refinance, or enter into any mortgage or other secured or unsecured financial arrangement, whether as a mortgagee or mortgagor.

- 7. Powers of the Trustee further include the power to open bank accounts and authorize withdrawals. The Trustee may buy, sell, trade, and otherwise deal in stocks, bonds, and other securities of any kind and in any amount. The Trustee may authorize withdrawals from an account in any manner. The Trustee may open accounts in the name of the Trustee, with or without disclosing fiduciary capacity, and may open accounts in the name of the Trust.
- 8. The terms of the trust provide that a third party may rely upon this Certification of Trust as evidence of the existence of the trust and is specifically relieved of any obligation to inquire into the terms of this trust or the authority of the Trustee, or to see to the application that the Trustee makes of funds or other property received by the Trustee.
- 9. The trust has not been revoked, modified, or amended in any way that would cause the representations in this Certification of Trust to be incorrect.

Dated: June 29, 2023.

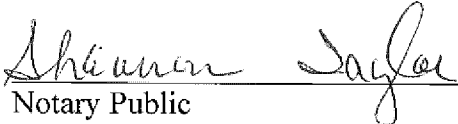
By: 
 Earl G. Losier Trustee

STATE OF NORTH CAROLINA
COUNTY OF WATAUGA

I, a Notary Public, certify that EARL G. LOSIER, TRUSTEE, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 29 day of June, 2023.

[Seal]


 Notary Public

My commission expires: 2-16-25



Dated: June 29, 2023.

By: Edith L Warren

Edith L. Warren Trustee

STATE OF NORTH CAROLINA
COUNTY OF WATAUGA

I, a Notary Public, certify that EDITH L. WARREN, TRUSTEE, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 29 day of June, 2023.

[Seal]



Shannon Taylor
Notary Public

My commission expires: 2-16-25