



2017005303

TRANSYLVANIA CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$450.00

PRESENTED & RECORDED:
10-11-2017 01:43:22 PM
CINDY M OWNBEY
REGISTER OF DEEDS
BY: BETH C LANDRETH
ASSISTANT

BK: DOC 820
PG: 440-442

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: **\$450.00**

Parcel Identifier No. _____ Verified by _____ County on the 11 day of October, 2017

By: RG

Mail/Box to:

Shelton Jones, Attorney, Straus Park, 5 Park Place E., Suite 201, Brevard, NC 28712

This instrument was prepared by:

Shelton Jones, Attorney, Straus Park, 5 Park Place E., Suite 201, Brevard, NC 28712

Brief description for the Index: **1454 Asheville Highway, Brevard, NC**

THIS DEED made this 9th day of October, 2017, by and between

GRANTOR

GRANTEE

**Rice Property Management, LLC,
A North Carolina Limited Liability Company**

P. O. Box 861
Brevard, NC 28712

David F. del Sol, married

5825 South West 60th Avenue
South Miami, FL 33143

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 Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 630, Page 151.

A map showing the above described property is recorded in **Plat File** _____, **Page** _____.

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 fee 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.

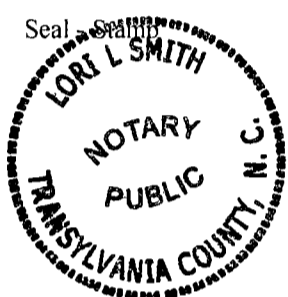
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Rice Property Management, LLC

By: [Signature] (SEAL)
Edwin R. Rice, Jr., Member/Manager

By: [Signature] (SEAL)
Jeffrey Dale Rice, Member/Manager

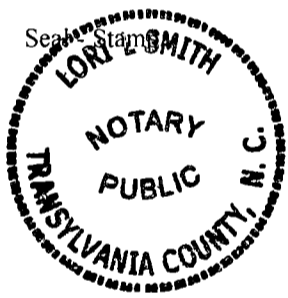
By: [Signature] (SEAL)
Ricky N. Rice, Member/Manager



State of NORTH CAROLINA – County of TRANSYLVANIA

I, the undersigned Notary Public of the County and State aforesaid, certify that **Edwin R. Rice, Jr., Member/Manager of Rice Property Management, LLC**, 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 11th day of October, 2017.

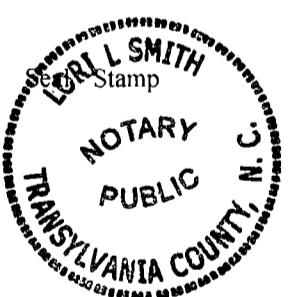
My Commission Expires: 9/10/21 [Signature]
Notary Public



State of NORTH CAROLINA – County of TRANSYLVANIA

I, the undersigned Notary Public of the County and State aforesaid, certify that **Jeffrey Dale Rice, Member/Manager of Rice Property Management, LLC**, 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 9th day of October, 2017.

My Commission Expires: 9/10/21 [Signature]
Notary Public



State of NORTH CAROLINA – County of TRANSYLVANIA

I, the undersigned Notary Public of the County and State aforesaid, certify that **Ricky N. Rice, Member/Manager of Rice Property Management, LLC**, 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 9th day of October, 2017.

My Commission Expires: 9/10/21 [Signature]
Notary Public

**EXHIBIT "A" TO A DEED RICE PROPERTY MANAGEMENT, LLC, A NORTH
CAROLINA LIMITED LIABILITY COMPANY TO DAVID F. DEL SOL, MARRIED**

Being all of that certain 0.479 acres, more or less, as shown upon a plat of survey entitled "Rice Property Management, LLC" prepared by Douglas A. Garber, PLS, dated August 12, 2017 and recorded in Plat File 17 at Slide 299 of the Transylvania County Registry.

TOGETHER WITH an interest of G. H. Bennett and wife, Obera Bennett in a perpetual water right and easement of right of way for water line purposes as set out in a water deed and easement of right of way for pipe line purposes dated January 24, 1973, from Woodrow M. Roberts (Widower) to G. H. Bennett and wife, Mr. G. H. Bennett in Deed Book 199 at Page 482 of the Transylvania County Registry, and subject to all obligations assumed by the parties of the second part in said water deed and easement of right of way for pipe line purposes.

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