



2015002937

TRANSYLVANIA CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$130.00

PRESENTED & RECORDED

06-23-2015 12:34:51 PM

CINDY M OWNBEY
REGISTER OF DEEDS

BY: D REE M. POWELL
DEPUTY REGISTER OF DEEDS

BK: DOC 730

PG: 14-16

Excise Tax: \$130.00

Return after recording to: Shelton Jones

Brief description for the Index: Lot 17, Sylvan Heights

This Deed was prepared by: Donald E. Jordan, Attorney at Law

This property includes the primary residence of Grantor

6-23-15 dm

NORTH CAROLINA GENERAL WARRANTY DEED

This DEED is made this 3rd day of June, 2015, by and between:

GRANTOR: SYLVAN RESOURCES, LLC
Grantor's Address: P.O. Box 190, Dacula, GA 30019

GRANTEE: MARY ANN IYER and
ASHOK V. IYER, Wife and Husband
Grantee's Address: 100 Klein Street, Asheville, NC 28805

The designation Grantor and Grantee in this Deed shall include the parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

The Grantor, for a valuable consideration paid by the Grantee (the receipt of which is acknowledged) grants, bargains, sells and conveys to the Grantee in fee simple, all of the lot or parcel of land located in Dunns Rock Township, Transylvania County, North Carolina, and as is described in the attached Exhibit "A." This is a portion of the property acquired by Grantor by Deeds recorded in Book 235, Page 324 and Book 235, Page 326, Transylvania County Registry. This conveyance is made subject to easements and rights of way of record, to covenants of record, and to real property taxes for the current year.

THIS CONVEYANCE IS MADE FOR THE GRANTEE TO HAVE AND TO HOLD the Property and all privileges and appurtenances belonging to the Property in fee simple.

The Grantor covenants with the Grantee that Grantor is seized of the Property 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, subject only to the stated exceptions.

Grantor is signing this Deed as of the date specified above.

SYLVAN RESOURCES, LLC

By: Paul Fekete
Paul Fekete, Manager

STATE OF GEORGIA
COUNTY OF Fulton

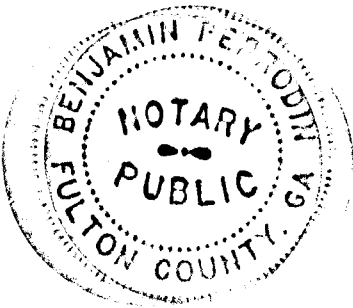
I, Benjamin Perradin, a Notary Public of the specified County and State, certify that Paul Fekete personally appeared before me this day and acknowledged that he is the Manager of Sylvan Resources, LLC, a North Carolina limited liability company, and that he signed the foregoing instrument as the act of the company.

Witness my signature and official stamp or seal, this 18th day of June, 2015.

My commission expires: 5/25/19

Benjamin Perradin
Notary Public

Notary's stamp or seal here:



My Commission Expires
May 25, 2019

EXHIBIT "A"

BEING all of Lot 17 in Phase One of Sylvan Heights as surveyed by Ronald James Cutshall, PLS, as shown on a plat dated May 13, 2015, for Mary Ann & Ashok Iyer and recorded in Plat File 16, Slide 423, Transylvania County Register of Deeds, North Carolina, containing 2.24 acres.

Also being the same land described in Plat File 11, Slide 552, Transylvania County Registry, North Carolina. This conveyance is made together with (and subject to) the rights of way for access and utilities over the Roads shown on the referenced Plat connecting the Lot to Walnut Hollow Road, over to the Protective Covenants recorded in Book 282, Page 263, as amended by the instrument recorded in Book 293, Page 320. This conveyance is also subject to rights of way shown on the plat, including the drainage easements on the Lot.