



**2019003959**

TRANSYLVANIA CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$330.00**

PRESENTED & RECORDED:  
08-07-2019 03:55:54 PM

CINDY M OWNBEY  
REGISTER OF DEEDS

BY: KARIN SMITH  
DEPUTY REGISTER OF DEEDS

**BK: DOC 888**

**PG: 669-671**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$330.00

Parcel Identifier No. \_\_\_\_\_ Verified by Transylvania County on the 7 day of August, 2019  
By: RS

Mail/Box to: THE NEUMANN LAW FIRM, PLLC, 9 Park Place West, #102, Brevard, NC 28712

This instrument was prepared by: GAYLE E. RAMSEY (No Title Search Performed by the Preparer)

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 12th day of July, 2019, by and between

GRANTOR	GRANTEE
NC-SDS, LLC, a North Carolina limited liability company	DOWN HOME INVESTMENTS, LLC, a Nevada limited liability company (operating under the assumed/fictitious name of Downhome Investments NC, LLC PO Box 27740 Las Vegas, NV 89126
PO Box 78695 Charlotte, NC 28271	

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, Eastatoe 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 \_\_\_\_\_ does X does not include the primary residence of the Grantor.

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.

NC-SDS, LLC

BY: *[Signature]* (SEAL)  
DAOSHAN SUN, Manager

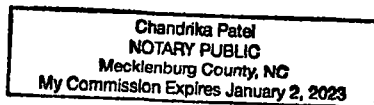
STATE OF NORTH CAROLINA, COUNTY OF Mecklenburg.

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: DAOSHAN SUN

WITNESS my hand and Notarial Seal, this the 15 day of July, 2019.

*Chandrika Patel*  
Signature of Notary Public

Chandrika Patel  
Printed or typed name of Notary Public



My commission expires: 01-02-2023

**EXHIBIT "A" TO A DEED FROM NC-SDS, LLC, TO DOWN HOME INVESTMENTS, LLC**

Being all of that certain tract of land containing 3.07 acres, more or less, as shown on a plat thereof recorded in Plat File 7, Slide 532, Records of Plats for Transylvania County.

There is also conveyed hereby the right to use in common with other property owners entitled to the use thereof the road from the Pickens Highway to the land hereinabove described and the road to the 8 acre lake for the purpose of access to and from said lake.

This conveyance is made subject to the restrictive covenants and road maintenance agreement recorded in Book 241, page 707, Records of Deeds for Transylvania County, including the road, lake and dam maintenance agreement and covenants set out therein, as amended in Book 345, page 488, Records of Deeds for Transylvania County, and to all applicable road rights-of-way and other matters either referred to or set out in deeds recorded in Book 241, page 835, and Book 430, page 205, Records of Deeds for Transylvania County.

This conveyance is also made subject to all easements and other matters shown on the recorded plat hereinabove referred to, including specifically the rights of all parties who may be entitled to share in the use of the private gravel driveway which traverses the property and to the right-of-way of Line Runner Lake Road which traverses the property.

Being all of the same land described in a deed from Trustee Services of Carolina, LLC, to NC-SDS, LLC, dated June 7, 2017, and recorded in the office of the Register of Deeds for Transylvania County in Document Book 807, page 90.