



2014004043

TRANSYLVANIA CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$550.00

PRESENTED & RECORDED
09-24-2014 04:17:48 PM

CINDY M OWNBEY
REGISTER OF DEEDS
BY: BETH C LANDRETH
ASSISTANT

BK: DOC 704
PG: 42-44

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$550.00

Return after recording to: Donald Jordan

Brief description for the Index: Unit 408, French Broad Place

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

This property does not include the primary residence of Grantor

SDW September 24, 2014

This DEED is made this 18th day of September, 2014, by and between:

GRANTOR: **XCELSIOR FRENCH BROAD, LLC,**
a North Carolina Limited Liability Company
Grantor's Address: 2338 Immokalee Road, Suite #149, Naples, FL 34110

GRANTEE: **ANGELA K. WELLS**
Grantee's Address: Unit 408, 29 W. French Broad Street, Brevard, NC 28712

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 Brevard Township, Transylvania County, North Carolina, described in the attached Exhibit A. This is a portion of the property acquired by Grantor by Deed recorded in Document Book 693, Page 108, Transylvania County Registry. This conveyance is made subject to easements and rights of way of record, to any 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.

XCELSIOR FRENCH BROAD, LLC,
a North Carolina Limited Liability Company

By: Xcelsior Ventures, LLC, a Florida Limited
Liability Company, Project Manager


By: 
William Must, Manager

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, Peggy B. Bowers, a Notary Public of the specified County and State, certify that William Must, as Manager of Xcelsior Ventures, LLC, a Florida Limited Liability Company, the Project Manager of Xcelsior French Broad, LLC, a North Carolina Limited Liability Company, personally appeared before me this day and acknowledged the voluntary execution of this Deed.

Witness my signature and official stamp or seal, this 22nd day of September, 2014.

My commission expires: February 24, 2018


Notary Public

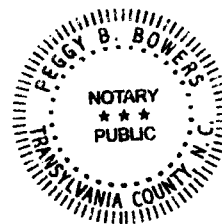


EXHIBIT "A"

Condominium Unit 408 of French Broad Place Condominiums, as described in the Declaration for the French Broad Place Condominiums recorded in Document Book 502, Page 593, Transylvania County Registry (as amended), and as shown on the Plats recorded in Plat File 13, Slides 139 to 144.

Together with an undivided 1.6531 percent interest in the common areas and facilities of French Broad Place Condominiums, as set forth in the Declaration for the French Broad Place Condominiums.