

**2017002188**

TRANSYLVANIA CO, NC FEE \$26.00

STATE OF NC REAL ESTATE EXT X

\$1600.00

PRESENTED & RECORDED:

04-28-2017 01:43:50 PM

CINDY M OWNBEY

REGISTER OF DEEDS

BY: D REE M. POWELL
DEPUTY REGISTER OF DEEDS**BK: DOC 802****PG: 280-282****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 1600.00

Parcel Identifier No. RG Verified by Transylvania County on the 28 day of April , 2017
By: _____Mail/Box to: RAMSEY & PRATT, P.A., 35 North Gaston Street, Brevard, NC 28712This instrument was prepared by: GAYLE E. RAMSEY

Brief description for the Index: _____

THIS DEED made this 27th day of April , 2017, by and between

GRANTOR	GRANTEE
MICHAEL G. McSHANE and wife, GENETTE D. McSHANE	JEAN R. BALLENTINE (Widow)
1501 Ravens Point Road Johns Island, SC 29455	829 Arcadia Lakes Drive Columbia, SC 29206

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 NA , Dunns Rock 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.

The property hereinabove described was acquired by Grantor by instrument recorded in Document Book 367, page 262.

The property herein conveyed does not include the primary residence of the Grantor.


A map showing the above described property is recorded in Plat File 7, Slides 515- 516, Plat File 6, Slide 550 and resurveyed and recorded in Plat File 17, page 134 .

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 the deed and /or in instruments referenced herein.
- Easements and right 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.

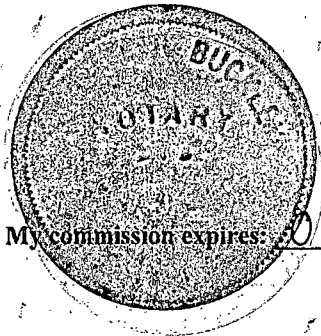

 _____ (SEAL)
 MICHAEL G. McSHANE


 _____ (SEAL)
 GENETTE D. McSHANE

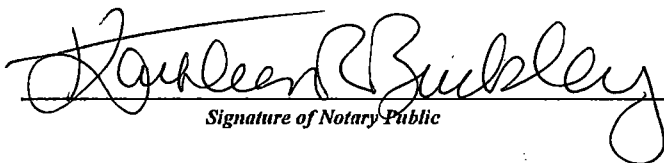
STATE OF SOUTH CAROLINA, COUNTY OF CHARLESTON.

I, a Notary Public of said State and County, do hereby 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 or capacities indicated: MICHAEL G. McSHANE and wife, GENETTTE D. McSHANE.

WITNESS my hand and Notarial Seal, this the 26th day of April, 2017.



My commission expires: Oct. 6, 2018



 Signature of Notary Public

KATHLEEN R BUCKLEY

 Printed or Typed Name of Notary Public

EXHIBIT "A" TO A DEED FROM McSHANE TO BALLENTINE

Being all of Tract "A" containing 27.73 acres, more or less, and all of Tract "B" containing 0.23 acre, more or less, as shown on a plat thereof recorded in Plat File 17, Slide 134, Records of Plats for Transylvania County.

This conveyance is made subject to all easements and other matters shown on the recorded plat hereinabove referred to and to all restrictions and easements set out in deeds recorded in Book 187, page 236; Book 198, page 285; Book 168, page 55; Book 254, page 499; Book 129, page 131; Book 135, page 7; Book 53, page 271; Book 154, page 263; Book 168, page 55 and Book 254, page 499, Records of Deeds for Transylvania County, but only to the extent that they may still be valid and enforceable insofar as they relate to those portions of the land hereinabove described to which they may have been originally applicable and it is not the intent of the Grantor to reimpose such restrictions on the land hereinabove described.

There is also conveyed a right of way to the public road over and along Slick Rock Mountain Road, Lake Road, Allen Road and all other Slick Rock Mountain Properties roads with the exception of private driveways, including specifically the private driveway which extends across the 4.27 acre tract of land conveyed by Scherer to Andre in a deed recorded in Book 409, page 407, which is located east of and adjacent to the land hereinabove described, with said right of way to be for travel of all kinds, on foot and with all types of vehicles, with the right of ingress, egress and regress over and along the same in common with all others entitled to the use thereof.

Being a part of the same land described in a deed from Harold P. Blanks and wife, Nancy C. Blanks, to Michael G. McShane and wife, Genette D. McShane, dated August 24, 2006, and recorded in the office of the Register of Deeds for Transylvania County in Document Book 367, page 262.

The covenants of title hereinafter set forth shall not be applicable to Tract B hereinabove described as it is the intent of the Grantor to convey only whatever interest, if any, which the Grantor may own in said tract.



2019001689

TRANSYLVANIA CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED

04-05-2019 03:28:01 PM

CINDY M OWNBEY

REGISTER OF DEEDS

BY: KARIN SMITH
DEPUTY REGISTER OF DEEDS

BK: DOC 875

PG: 734-736

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: -0-

Return after recording to: Donald E. Jordan

Brief description for the Index: 2.461 acres - Slick Rock

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

This property does not include the primary residence of Grantor

DM 4/5/19

This DEED is made this 5th day of April, 2019, by and between:

**GRANTOR: RANDALL BENTON ROOKS,
joined by his Wife,
KIMBERLY HENDL, and
JEAN R. BALLENTINE, unmarried**

Grantor's Address: 829 Arcadia Lake Drive, Columbia, SC 29206

GRANTEE: JEAN R. BALLENTINE

Grantee's Address: 829 Arcadia Lake Drive, Columbia, SC 29206

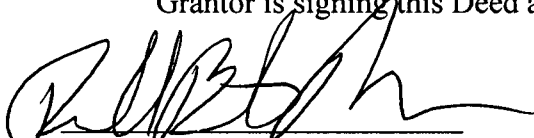
The designation Grantor and Grantee in this Deed shall include the parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

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 same property acquired by Grantor by Deed recorded in Document Book 810, Page 356, 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.

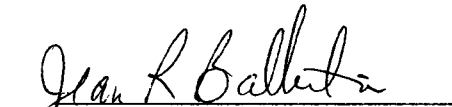
THIS CONVEYANCE IS MADE FOR THE GRANTEE TO HAVE AND TO HOLD the Property and all privileges and appurtenances belonging to the Property in fee simple.

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.


Randall Benton Rooks


Kimberly Hendl

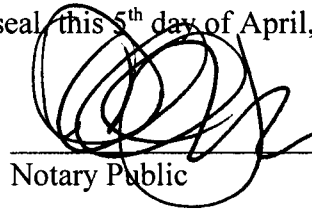

Jean R. Ballentine

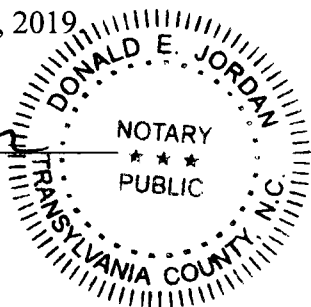
STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, Donald E. Jordan, a Notary Public of the specified County and State, certify that Randall Benton Rooks and Jean R. Ballentine personally appeared before me this day and acknowledged the voluntary execution of this Deed.

Witness my signature and official stamp or seal, this 5th day of April, 2019

My commission expires: August 30, 2019


Notary Public



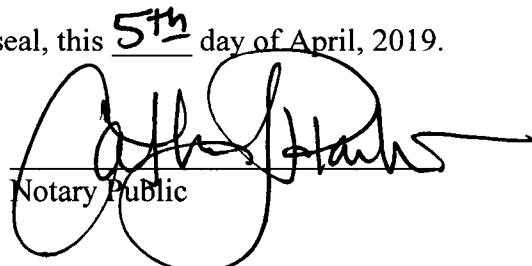
STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

Catherine L. Plauché

I, ~~Donald E. Jordan~~, a Notary Public of the specified County and State, certify that Kimberly Hendl personally appeared before me this day and acknowledged the voluntary execution of this Deed.

Witness my signature and official stamp or seal, this 5th day of April, 2019.

My commission expires: ~~August 30, 2019~~ *May 24, 2022*


Notary Public

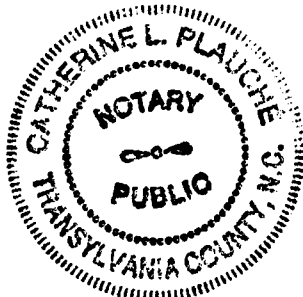


EXHIBIT A - LEGAL DESCRIPTION

All of Tract II Revised, containing 2.461 acres, as shown on the Plat from the Survey of Kevin D. Goldsmith recorded in Plat File 19, Slide 69, in the Transylvania County Registry.

This conveyance is made subject to covenants, bylaws, and easements of record.