



2018005763

TRANSYLVANIA CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
11-07-2018 04:54:07 PM

CINDY M OWNBEY
REGISTER OF DEEDS
BY: D REE MCCALL
DEPUTY REGISTER OF DEEDS

BK: DOC 861

PG: 760-762

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: -0-

Return after recording to: Donald E. Jordan

Brief description for the Index: Two parcels, Middlemount

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

This property does not include the primary residence of Grantor

DN 11/7/18

This DEED is made this 6th day of November, 2018, by and between:

GRANTOR: **BREVARD PROPERTIES, LLC**
a North Carolina limited liability company
Grantor's Address: P.O. Box 152, Brevard, NC 28712

GRANTEE: **BREVARD PROPERTIES, LLC**
Grantee's Address: P.O. Box 152, 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.

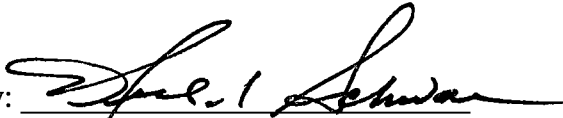
The Grantor, for a valuable consideration paid by the Grantee (the receipt of which is acknowledged) grants, bargains, sells and conveys to the Grantee in fee simple, all of the lot or parcel of land located in Dunns Rock Township, Transylvania County, North Carolina, and as is described in the attached Exhibit "A." This is all of the same property acquired by Grantor by Deed recorded in Document Book 855, Page 170, 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.

BREVARD PROPERTIES, LLC

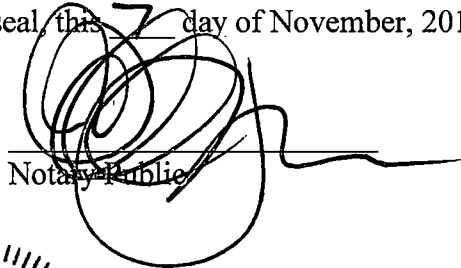
By: 
Neil R. Schwab, Managing Member

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, Donald E. Jordan, a Notary Public of the specified County and State, certify that Neil R. Schwab personally appeared before me this day and acknowledged that he is the Managing Member of Brevard Properties, LLC, and that by authority given and as the act of the Company, he signed this Deed on its behalf.

Witness my signature and official stamp or seal, this 7 day of November, 2018.

My commission expires: August 30, 2019


Notary Public

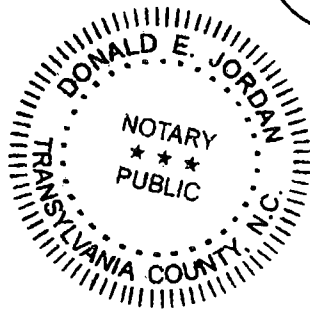


EXHIBIT A - LEGAL DESCRIPTION

Parcel One:

All of Lot 2-R, Revised, in Block A of the Middlemount Subdivision, containing 0.90 acres, as shown on the Plat recorded in Plat File 18, Slide 343, Transylvania County Registry.

Access for Lot 2-R is direct to Wilson Road.

Parcel Two:

All of Lot 4-R, Revised, in Block A of the Middlemount Subdivision, containing 0.81 acres, as shown on the Plat recorded in Plat File 18, Slide 343, Transylvania County Registry.

Lot 4-R is conveyed with a right of way for utilities and access over Middlemount Road, as shown on the Plat, and as has been previously made an appurtenance to these parcels by Deeds and Plat.

The purpose of this Deed to adjust the boundary lines of Lots 2, 3 and 4 in Block A of Middlemount, with only the two resulting lots. Both lots are subject to the Block A Protective Covenants.