

**2022000841**

TRANSYLVANIA CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

02-09-2022 10:56:28 AM

CINDY M OWNBEY

REGISTER OF DEEDS

BY: KARIN SMITH

DEPUTY REGISTER OF DEEDS

BK: DOC 1023**PG: 137-139**

CL
February 9, 2022

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: -0-

Return after recording to: Donald E. Jordan

Brief description for the Index: See Off

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

This property does not include the primary residence of Grantor

 This DEED is made this 2nd day of February, 2022, by and between:

GRANTOR: **TRANSMOUNTAIN INVESTMENT COMPANY,**
a North Carolina general partnership
 Grantor's Address: 4 West Main Street, Suite 5, Brevard, NC 28712

GRANTEE: **DONALD E. JORDAN and**
ELIZABETH K. JORDAN,
Husband and Wife
 Grantee's Address: 555 Sylvan Byway, Pisgah Forest, NC 28768

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 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.

Transmountain Investment Company

By



General Partner

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, Catherine L. Plauché, a Notary Public of the specified County and State, certify that Donald E. Jordan personally appeared before me this day and acknowledged the voluntary execution of this Deed as general partner in Transmountain Investment Company.

Witness my signature and official stamp or seal, this 8th day of February, 2022.

My commission expires: May 24, 2022

Notary Public

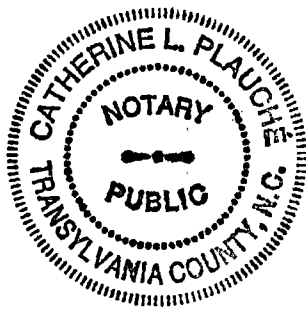
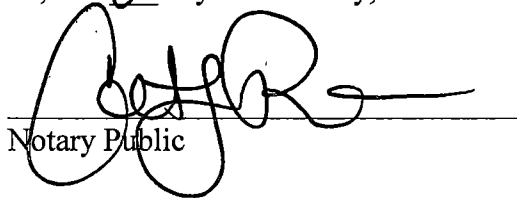


EXHIBIT A - LEGAL DESCRIPTION**PARCEL ONE:**

All of the 62.16 acres as are shown on the Plat recorded in Plat File 21, Slide 185 in the Transylvania County Registry, together with the 5.88 acre parcel conveyed to Grantor by Deed recorded in Book 1005, Page 21, and as shown as Tract C-2 on the Plat recorded in Plat File 21, Slide 452.

Less and except the 10.73 acres conveyed by Grantor by Deed recorded in Book 1005, Page 24, and as shown as Tract C-1 on the Plat recorded in Plat File 21, Slide 452. R-

This Parcel One contains 57.31 acres.

PARCEL TWO:

Both of the lots conveyed by the Deed recorded in Book 540, Page 779, described as:

BEGINNING on a stake in the center of Hillside Drive, common corner of Lots 9 and 4 of Section B of Beverly Hills Subdivision as shown by plat thereof prepared by C. R. Auvil, Registered Land Surveyor, on April 22, 1961, and runs thence South 5 degrees East 90 feet to a Black Oak; thence South 22 degrees 30 min. West 218 feet to a stake, common corner of Lots 10 and 11 of said Section B of Beverly Hills Subdivision; thence with the dividing line between said Lots 10 and 11, North 80 degrees 30 min. East 235 feet to a stake in the center of Hillside Drive, common corner of Lots 6 and 7, 10 and 11 of said Section B of Beverly Hills Subdivision; thence with the dividing line between Lots 10 and 6 and with the center of Hillside Drive, North 9 degrees West 100 feet to a stake in the center of said Hillside Drive, common corner of Lots 5, 6, 9 and 10 of said Section B; thence with the dividing line between Lots 9 and 5, North 41 degrees West 115 feet to a stake in the center of said drive, corner of Lots 4 and 5 of said Section B; thence with the dividing line between Lots 9 and 4, North 45 degrees West 96 feet to the BEGINNING.

Being all of Lots 9 and 10 of Beverly Hills Subdivision as shown by plat thereof prepared by C. R. Auvil, Registered Land Surveyor, on April 22, 1961