

**2020002633**TRANSYLVANIA COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXTX**\$120.00**

PRESENTED &amp; RECORDED

05/28/2020 10:04:11 AM

**CINDY M OWNBEY**

REGISTER OF DEEDS

BY: D REE MCCALL

DEPUTY REGISTER OF DEEDS

**BK: DOC 922****PG: 326 - 328****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$120

Return after recording to: Donald E. Jordan

Brief description for the Index: two lots, Mills Avenue

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

This property does not include the primary residence of Grantor

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This DEED is made this 27<sup>th</sup> day of May, 2020, by and between:GRANTOR: **EDITH HUTCHISON DARITY and  
CLAUDE DARITY, JR.  
Wife and Husband**

Grantor's Address: 21 Mills Avenue, Brevard, NC 28712

GRANTEE: **MILLS AVE PROPERTIES, LLC  
a North Carolina limited liability company**

Grantee's Address: 86 West Morgan 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.

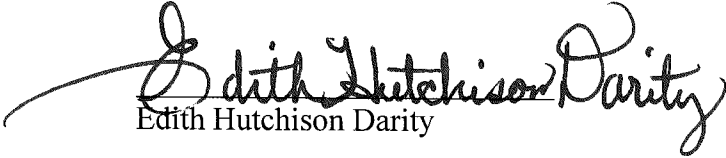
The Grantor, for a valuable consideration paid by the Grantee (the receipt of which is acknowledged) grants, bargains, sells and conveys to the Grantee in fee simple, all of the lot or parcel of land located in Brevard Township, Transylvania County, North Carolina, and as is described in the attached Exhibit A. This is all of the same property acquired by Grantor by Deeds recorded in Deed Book 411, Page 654 and Book 420, Page 370, 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.

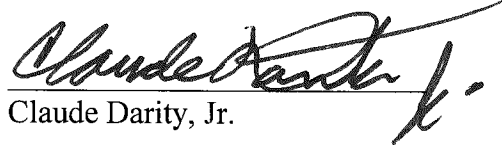
THIS CONVEYANCE IS MADE FOR THE GRANTEE TO HAVE AND TO HOLD the Property and all privileges and appurtenances belonging to the Property in fee simple.

submitted electronically by "Donald E. Jordan"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Transylvania County Register of Deeds.

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.

  
Edith Hutchison Darity

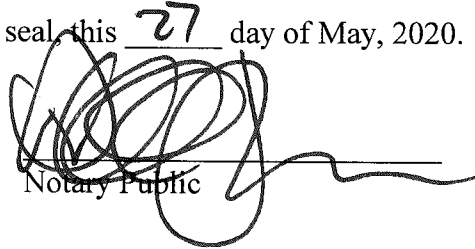
  
Claude Darity, Jr.

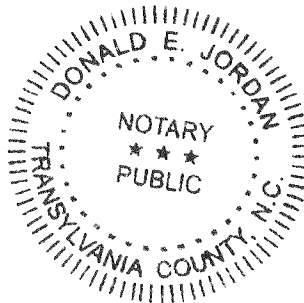
STATE OF NORTH CAROLINA  
COUNTY OF TRANSYLVANIA

I, Donald E. Jordan, a Notary Public of the specified County and State, certify that Edith Hutchison Darity and Claude Darity, Jr. personally appeared before me this day and acknowledged the voluntary execution of this Deed.

Witness my signature and official stamp or seal, this 27 day of May, 2020.

My commission expires: August 30, 2024

  
Notary Public



**EXHIBIT A - LEGAL DESCRIPTION**

Parcel One:

BEING ALL of a parcel more particularly described in a recorded survey and plat by ROBERT RAXTER, RLS, dated August 1997 entitled "Lot resurvey for EDITH HUTCHISON DARITY" and recorded in Plat File 7 Slide 246, Transylvania County Registry.

Parcel Two:

BEGINNING on a stone on the Southwest side of Mills Avenue, common corner of the Grantors and the Fred and Ethel Mills Estate property; and runs thence, S 63° East 206.25 ft. to and iron pipe; thence S 26° W 103.90 ft. to an iron pipe; thence N 63° West 206.25 ft. to an iron pipe on the Southwest side of Millis Avenue; thence along the Southwest side of Mill Avenue, N 26° E 103.90 ft. to the BEGINNING. Containing 1/2 acres more or less. HP96180R