

REAL ESTATE EXCISE
TAX PAID: \$27.00 emp

Excise Tax \$27.00

Filed for registration on the 13 day of Sept
2001 at 1:45 o'clock P.M. and registered and
verified on the 13 day of Sept 2001
in Book No: 68 of page 36
Vickie L. Edwards
Register of Deeds, Transylvania County

By: Beth C. Sales, Deputy

000068 000036

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. _____
Verified by _____ County on the 13 day of September 2001
by _____ GPM

Mail after recording to WHITE & DALTON, 602 S. Caldwell St., Brevard, NC 28712

This instrument was prepared by William R. White, WHITE & DALTON

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 13th day of September, 2001, by and between

GRANTOR

JOSEPH B. CHAPMAN and MAUREEN W.
CHAPMAN, husband and wife
295 Lyday Creek Rd.
Pisgah Forest, NC 28768

GRANTEE

STJ VENTURES, LLC, a corporation
existing under the laws of the State
of Florida
6530 W. Rogers Circle, Suite #31
Boca Raton, FL 33487

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 N/A, Boyd Township, Transylvania County, North Carolina and more particularly described as follows:

BEING AND COMPREHENDING ALL OF THAT CERTAIN PROPERTY DESCRIBED ON THE PAGE ATTACHED HERETO, DESIGNATED AS EXHIBIT "A" AND INCORPORATED HEREIN BY REFERENCE.

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The property hereinabove described was acquired by Grantor by instrument recorded in _____

A map showing the above described property is recorded in Plat Book _____ page _____.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

(Corporate Name)

By: _____

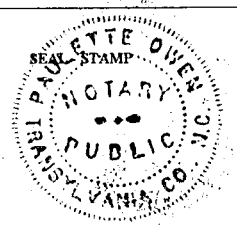
President

ATTEST: _____

Secretary (Corporate Seal)

Joseph B. Chapman (SEAL)
JOSEPH B. CHAPMAN

Maureen W. Chapman (SEAL)
MAUREEN W. CHAPMAN



NORTH CAROLINA, Transylvania County.

I, a Notary Public of the County and State aforesaid, certify that JOSEPH B. CHAPMAN and MAUREEN W. CHAPMAN, husband and wife Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 13th day of September, 2001.

My commission expires: 5-15-06 *Paulette Owen* Notary Public

SEAL - STAMP

NORTH CAROLINA, _____ County.

I, a Notary Public of the County and State aforesaid, certify that _____, personally came before me this day and acknowledged that _____ he is _____ Secretary of

_____ a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its _____

President, sealed with its corporate seal and attested by _____ as its _____ Secretary.

Witness my hand and official stamp or seal, this _____ day of _____, _____.

My commission expires: _____ Notary Public

The foregoing Certificate(s) of Paulette Owen

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By Vickie L Edwards REGISTER OF DEEDS FOR Transylvania COUNTY
Beth C Sales Deputy / Assistant - Register of Deeds.

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EXHIBIT "A"

Consisting of 1.04 acres, more or less, located in Boyd Township, Transylvania County and more particularly described as follows: BEGINNING on an existing iron pin, the Northwestern corner of the Edmonds property purchased from Trull and Bogue, and the Southeastern corner of the 12.96 acre tract formerly owned by Trull and Bogue and presently owned by Chapman; and running thence from said existing iron pin, South 89 deg. 18 min. 24 sec. 234.13 feet to the outside boundary of the Chapman tract near the bridge in the Eastern edge of the road; thence South 00 deg. 04 min. 42 sec. West 194.10 feet to an existing iron pin, Southwestern corner of the Chapman property; thence North 89 deg. 18 min. 24 sec. East 234.13 feet to an iron pin, corner of the 11.96 and 12.96 acre tracts; thence North 00 deg. 04 min. 42 sec. East 194.10 feet to the existing iron pin and point of BEGINNING. Being a tract of land just West of the 1.04 acre tract shown on that certain plat prepared by Clarence A. Jenkins, RLS, entitled "STJ Ventures, LLC" dated June 8, 2001.

For deed reference see Deed Book 221, Page 493 and Plat Book 1 at Page 143 in the Transylvania County Registry.

The Grantors reserve unto themselves, their heirs and assigns, the right to use that certain roadway to be built by the Grantee through the two 1.04 acre tracts running in a generally Northerly direction onto other adjoining properties owned by the Grantee; and the Grantors covenant and agree to pay their pro-rata share of the maintenance and upkeep of said road if and when they, or their heirs and assigns, use said road.

The Grantors further covenant and agree by the execution of this deed to convey a 45 foot road right of way if road construction by the Grantee onto his adjoining property (Edmonds property) so dictates the need to go upon property owned by the Grantor; however, should said roadway go onto Grantors' property it shall be under the following terms and conditions:

1. Grantor shall be shown a plan for said right-of-way in advance and shall have the right of approval prior to the development of said road; however, Grantor shall not withhold reasonable approval.
2. It is mutually agreed by the parties that said road right-of-way shall not be located more than 100 feet onto property of the Grantor at the Southernmost end and may extend across said Southernmost end for a distance of 468.3 feet; and Grantee shall pay for survey costs relating to said right-of-way.

The Grantors further give, grant and convey unto the Grantee, its heirs and assigns, a utility easement for one tie-in from any power box located on Grantor's property; said power boxes being located on the tracts depicted on a plat prepared by Clarence A. Jenkins for Trull and Bogue dated April 18, 1997; that said utility easement shall run in any direction chosen by an official Duke Power representative. Grantors further give the right for Duke Power to bring power across their property to the Grantee's property by the most direct route should the existing power boxes not meet the requirements by Duke Power. It is understood and agreed that said utility easement is limited to **ONE** location through Grantor's property for **underground utilities only** and any related costs are to be paid by Grantee.

**2012004013**TRANSYLVANIA CO, NC FEE \$26.00
PRESENTED & RECORDED

08-01-2012 02:47:16 PM

CINDY M OWNBEY
REGISTER OF DEEDS
BY KARIN SMITH
DEPUTY REGISTER OF DEEDS**BK: DOC 620****PG: 678-681****STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA****RESTRICTIVE COVENANTS**

LG Ventures, LLC (“Owner”) is the Owner of all of the property shown on a General Warranty Deed from Williamson Creek Venture, LLC to LG Ventures, LLC dated July 18, 2012 and recorded in Book 619, Page 224, Transylvania County Registry, said property consisting of a 3 +- acre tract.

Owner intend to convey the 3+- acre tract referenced in the legal description attached hereto as Exhibit A and incorporated herein by this reference (the “Subject Property”), and before doing so desire to impose upon the Subject Property mutual and beneficial restrictions and covenants for the benefit of all of the owners of Subject Property, present and future.

Owner declares that the Subject Property described above is held and shall be held, conveyed and used subject to the following restrictions which are intended to create mutual equitable servitudes upon each parcel in favor of the other parcel; to create reciprocal rights between all the owners; to create privity of contract and estate between all of the owners, and as to all owners, and operate as covenants running with the land for the benefit of all the owners, present and future.

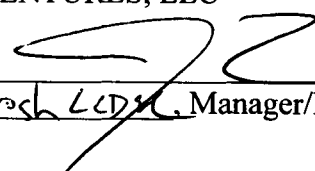
1. Temporary Structures. No structures of a temporary character such as a trailer, mobile home, basement, tent, shack, garage or other outbuilding shall be permitted on the Subject Property and used as a residence, either temporary or permanent. All outbuildings shall be built in a manner and with material similar to that used in the residence. Fencing is allowed for architectural purposes only or to enclose moderately sized areas for children and household pets and such fencing is to be transparent construction and attractive.

2. Vehicles. No junk vehicles or non-operating vehicles are permitted on the Subject Property.
3. Garbage and Refuse Disposal. No junk or debris piles or accumulations are permitted on the Subject Property.
4. Land Use. None of the Subject Property shall be used except for single family residential purposes.
5. Nuisances. No noxious or offensive activity shall be carried on upon the Subject Property, nor shall anything be done thereon which may be or become an annoyance or nuisance.
6. Signs. No sign exceeding 5 square feet shall be displayed to the public view on the Subject Property.
7. Setbacks. The Subject Property is subject to setback regulations. Every structure including, but not limited to any home, deck, porch, garage or any outbuildings shall not be less than 50 feet from all other adjoining properties.
8. Livestock and Poultry. No animals, livestock or poultry of any kind shall be raised, bred or kept on the Subject Property except for dogs, cats or other household pets.

This the 1st day of August, 2011.

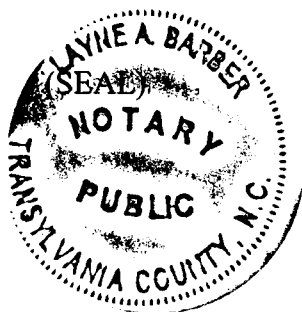
LG VENTURES, LLC

By:


Josh LCD LLC, Manager/Member

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, Layne A. Barber, a Notary Public of the County and State
aforesaid, do certify that Joshua Ledon, as Manager/Member of LG VENTURES,
LLC, personally appeared before me this day, and being duly sworn, says that they executed the
foregoing instrument for the purposes and in the capacity expressed therein. Witness my hand
and Notarial stamp or seal this 1st day of August, 2011.



Layne A. Barber
Notary Public

My Commission Expires:

12-9-2015

EXHIBIT "A"

BEING all of that 3.00 acre tract referred to in a survey by Cameron S. Baker dated the 14th day of May, 2012 and recorded in Plat File 15, Slide 181 in the Register of Deeds of Transylvania County.

Conveyed also herewith is the road right of way as the road is now located in a Southerly direction down to Lyday Creek Road, said roadway to be used mutually by other parties having a legal right to use same.

Also conveyed herewith is all the conditions, reservations and rights of way described in Document Book 68 at Page 36 in the Transylvania County Registry.