



2016003603

TRANSLYVANIA CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$1170.00

PRESENTED & RECORDED
08-01-2016 04:36:55 PM

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

BK: DOC 771
PG: 630-632

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: **\$1,170.00**

Parcel Identifier No. _____ Verified by _____ County on the 1 day of Aug, 2016

By: _____ *COL*

Mail/Box to:

Donald E. Jordan, Attorney, 4 West Main Street, Brevard, NC 28712

This instrument was prepared by:

Shelton Jones, Attorney, Straus Park, 5 Park Place E., Suite 201, Brevard, NC 28712 (Without title examination)

Brief description for the Index: **3 Acre Tract, Emmett Road**

THIS DEED made this 29th day of July 2016, by and between

GRANTOR	GRANTEE
<p>Pisgah Ranch, LLC, A Florida Limited Liability Company</p> <p>2155 S. Ocean Blvd., #16 Delray Beach, FL 33483</p>	<p><i>Samuel Paul</i> Sam Salman and wife, Jordan Salman <i>Home</i></p> <p>1090 Emmett Road Pisgah Forest, NC 28768</p>

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 _____, Boyd Township, Transylvania County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and made a part hereof by reference.

This property does () or does not (X) include the primary residence of Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 620, Page 682

A map showing the above described property is recorded in Plat File 15, Slide 181.

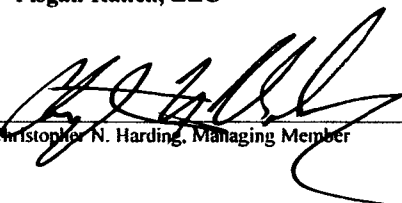
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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 fee 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:

This conveyance is made subject to easements and rights of way of record, to any recorded restrictions and covenants, and to real property taxes for the current year.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Pisgah Ranch, LLC

By:  (SEAL)
Christopher N. Harding, Managing Member

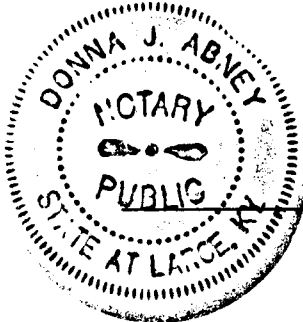
Seal - Stamp

State of Kentucky - County of Jefferson

I, the undersigned Notary Public of the County and State aforesaid, certify that Christopher N. Harding, Managing Member of Pisgah Ranch, LLC, a Florida Limited Liability Company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 29th day of July, 2016.

My Commission Expires: 8-19-2019


Notary Public



**EXHIBIT "A" TO A DEED FROM PISGAH RANCH, LLC, A FLORIDA LIMITED
LIABILITY COMPANY TO SAM SALMAN AND WIFE, JORDAN SALMAN**

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 the 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.

Subject to the Restrictive Covenants recorded in Document Book 620 at Page 678 in the Register of Deeds of Transylvania County.



15, 181

Deed North
Deed Book 120, Pg. 545

Lines L1 - L2 & L6 - L17 are New Lines

Course	Bearing	Distance
L1	N 10°35'39" W	156.04'
L2	N 56°36'27" E	143.80'
L3	S 58°28'04" W	59.39'
L4	S 35°17'48" W	66.08'
L5	S 77°15'20" W	25.06'
L6	N 87°55'35" W	32.79'
L7	S 61°30'53" W	46.55'
L8	S 41°19'41" W	27.39'
L9	S 58°55'56" W	28.60'
L10	S 27°04'04" W	39.79'
L11	S 39°03'59" W	19.25'
L12	S 12°15'42" W	32.26'
L13	S 12°53'45" E	22.09'
L14	S 51°12'31" W	16.10'
L15	S 64°31'26" W	34.70'
L16	S 82°03'42" W	30.02'
L17	N 78°34'01" W	65.57'

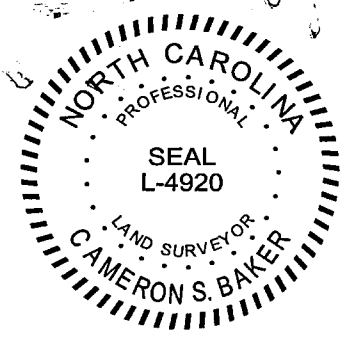
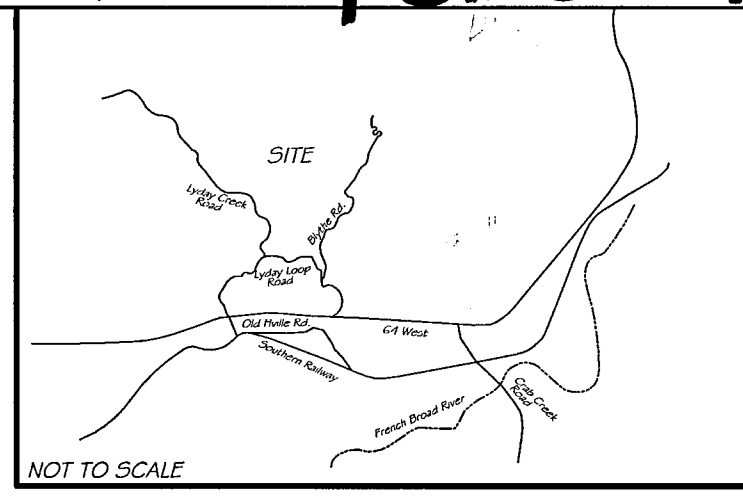
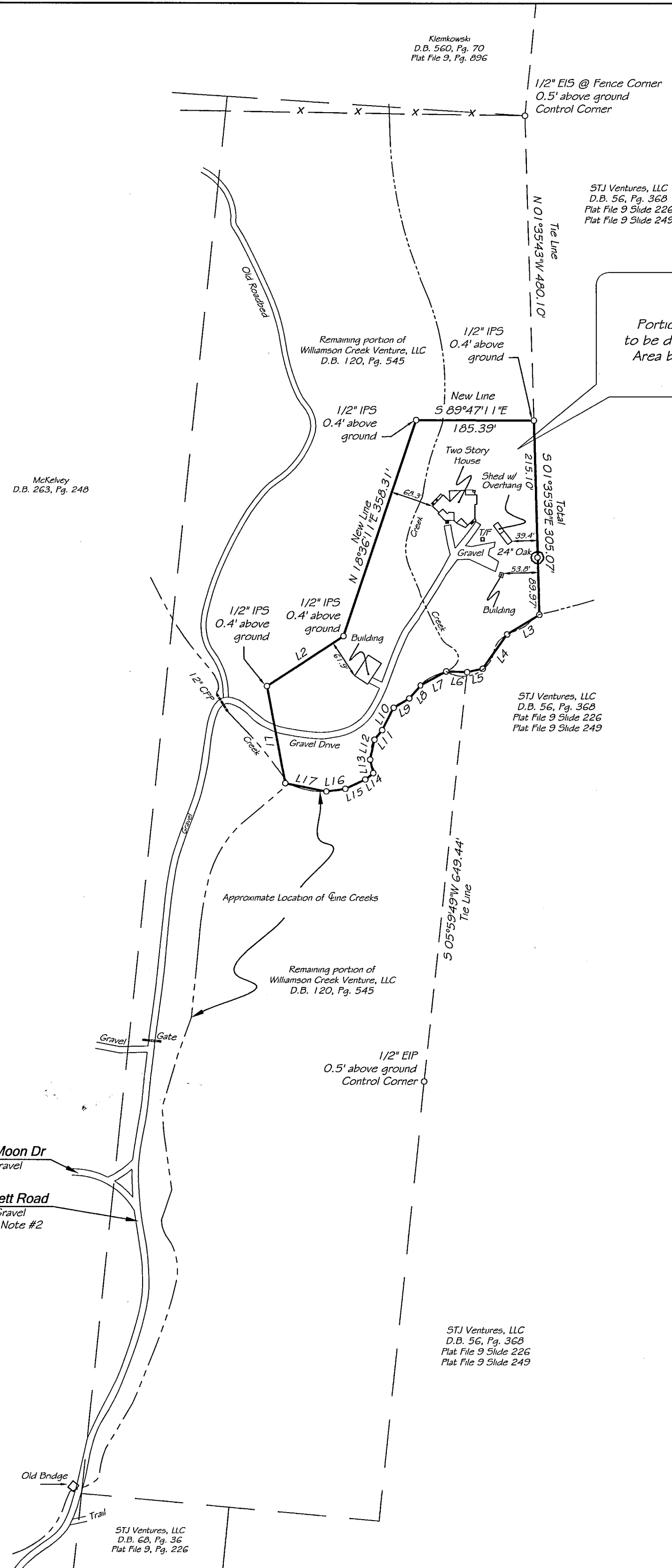
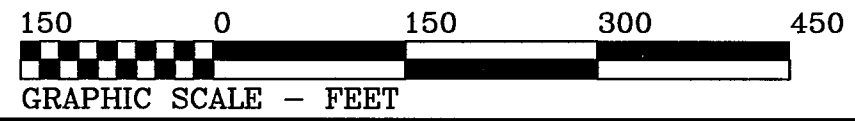
Lines L3 - L17 Run along Line of Creek

State of North Carolina, County of Transylvania
 filed for registration on the ___ day of ___ 20 ___
 at ___ o'clock ___ M and recorded in
 slide ___ in the office of the
 Register of Deeds of Transylvania County.
 Register of Deeds
 By: _____, Deputy.

State of North Carolina
 County of Transylvania
Trish Hamilton Review Officer of Transylvania County,
 certify that the map or plat to which this certification is affixed
 meets all statutory requirements for recording.
Trish Hamilton Review Officer Date 7/18/12
is exempt from Sub. Ordinance 2012-01

The private roads indicated on this plat
 may not meet the requirements of the
 North Carolina Department of Transportation
 for acceptance into the state road system.

- Notes:
- Property is subject to all easements, restrictions and right of ways of record.
 - A 16.5' (max.) ROW over the existing gravel road are recorded in the following series of deeds D.B. 224 at pages 291, 296, 301, 306, 311, 316, 321, 326, 331, 336, 341 and 346.
 - D. B. 224, Pg. 301 is the ROW that is specific to this property.
 - D.B. 415, Pg. 29 is the road maintenance agreement.



I, Cameron S. Baker, certify that this plat was drawn under my supervision from an actual survey under my supervision, (deed description recorded in book 120, page 545.) that the ratio of precision as calculated by latitudes and departures does not exceed 1:10,000 and that this map was prepared in accordance with G.S. 47-30 as amended. Witness my hand and seal this, 17 day of MAY, 2012.

Cameron S. Baker
 Professional Land Surveyor No. L-4920

I, Cameron S. Baker, Professional Land Surveyor, certify that this survey creates a Family Subdivision, which is exempt from The Transylvania County Land Development Ordinance under Article V, Section 1.6.
Cameron S. Baker
 Professional Land Surveyor L-4920

2012003743
 TRANSLYVANIA CO, NC FEE \$21.00
 PRESENTED & RECORDED
 07-18-2012 03:39:07 PM
 CINDY M OWNBIEY
 REGISTER OF DEEDS
 BY: BETH C SANDRETH
 ASSISTANT
 BK: PF 15
 PG: 181-181

Map of Family Subdivision for
 LG Ventures, LLC

-Owners-
 Williamson Creek Ventures, LLC
 D.B. 120, Pg. 545
 Plat File 7 Slide 24
 Plat Book 1 Page 143

Revised: 5/16/12; Changed Names
 Revised: 5/17/12; Changed Note
 Portion of Pin: 9508-82-9242-000

Boyd Township		Transylvania County, NC	
		ALS	
ASSOCIATED LAND SURVEYORS & PLANNERS PC.			
P.O. BOX 578 * HORSE SHOE, NC 28742 (828) 890-3507 LICENSE NO. C-2774			
SCALE: 1 Inch = 150 Feet	DATE: May 14, 2012		
JOB NO.: S-12-065	DRAWN BY: JTB	C&G 7.0	

- Legend:
- EIP = Existing Iron Pipe
 - EIS = Existing Iron Stake
 - IPS = Iron Pin Set
 - O = Unmarked Point along creek
 - PT = Unmarked Point
 - CPP = Corrugated Plastic Pipe
 - ROW = Right Of Way
 - x = Fence