



**2021006165**

TRANSYLVANIA CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXTX

**\$270.00**

PRESENTED & RECORDED:  
08-09-2021 01:46:36 PM

CINDY M OWNBEY  
REGISTER OF DEEDS  
BY: CINDY M OWNBEY  
REGISTER

**BK: DOC 995**

**PG: 728-730**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$270.00

Return after recording to: Donald E. Jordan

Brief description for the Index: Lot 1, Mills Ave

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

This property does not include the primary residence of Grantor

*DM 8/9/21*

This DEED is made this 4<sup>th</sup> day of August, 2021, by and between:

GRANTOR: **MILLS AVE PROPERTIES, LLC,**  
**a North Carolina limited liability company**  
Grantor's Address: 86 West Morgan Street, Brevard, NC 28712

GRANTEE: **JONATHAN BRADLEY MARTIN,**  
**an undivided 70% interest, and**  
**KELLY MARIE GWIN,**  
**an undivided 30% interest,**  
**as joint tenants with rights of survivorship**  
Grantee's Address: 2355 Oberon Walk, Smyrna, GA 30080

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 the City of Brevard, Brevard Township, Transylvania County, North Carolina, and as is described in the attached Exhibit A. This is a portion of the same property acquired by Grantor by Deed recorded in Document Book 922, Page 326, 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.

MILLS AVE PROPERTIES, LLC

By: Ben Stone  
Benjamin R. Stone, Member/Manager

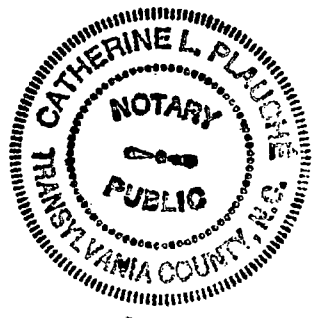
STATE OF NORTH CAROLINA  
COUNTY OF TRANSYLVANIA

Catherine L. Plauché  
I, ~~Donald E. Jordan~~, a Notary Public of the specified County and State, certify that Benjamin R. Stone personally appeared before me this day and acknowledged that he is the Member/Manager of Mills Ave 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 6<sup>th</sup> day of August, 2021.

My commission expires: ~~August 30, 2024~~  
May 24, 2022

Catherine L. Plauché  
Notary Public



**EXHIBIT A - LEGAL DESCRIPTION**

All of Lot 1 of Mills Ave Properties, containing 0.27 acre, as shown on the plat of a survey, dated September 16, 2020, prepared by Carolina Mountain Surveying, for Mills Ave Properties, LLC and The City of Brevard, recorded in Plat File 20, Slide 325, Records of Plats, in the office of the Register of Deeds, Transylvania County, North Carolina.

Together with and subject to all rights of way, easements and restrictions of record.