

**2022003546**

TRANSYLVANIA COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT X

**\$942.00**

PRESENTED & RECORDED  
05/31/2022 04:51:32 PM

**BETH C LANDRETH**

REGISTER OF DEEDS

BY: KARIN SMITH

ASSISTANT

**BK: DOC 1039**

**PG: 310 - 312**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 942.00

Parcel Identifier No. 8585-37-7968-000 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: The Neumann Law Firm, PLLC, 9 Park Place West, Suite 102, Brevard, NC 28712

This instrument was prepared by: Brian P. Philips, P.A., 30 N. Country Club Road, Brevard, NC 28712

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 31st day of May, 2022, by and between

<p style="text-align: center;">GRANTOR</p> <p>Linda K. Roth, Single 138 Catatoga Path Brevard, NC 28712</p>	<p style="text-align: center;">GRANTEE</p> <p>99 Rosman Highway LLC, <b>A NC Limited Liability Company</b> 116 Kindred Lane Charleston, SC 29492</p>
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Enter in appropriate block for each Grantor and Grantee: name, mailing 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, parcel of land or condominium unit situated in the City of Brevard, Brevard Township, Transylvania County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

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, other than the following exceptions:

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

*Linda K. Roth*

(SEAL)

Print/Type Name: Linda K. Roth

State of North Carolina - County or City of Transylvania

I, the undersigned Notary Public of the County or City of Transylvania and State aforesaid, certify that Linda K. Roth 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 31st day of May, 2022

My Commission Expires: September 3, 2022

(Affix Seal)

*Sue A. Green*

Sue A. Green

Notary Public

Notary's Printed or Typed Name

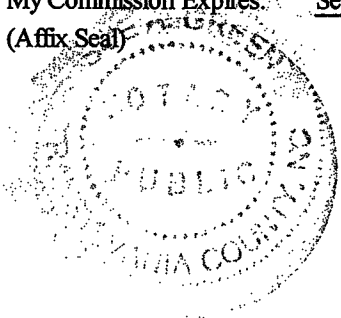


EXHIBIT "A" TO A DEED FROM ROTH TO SNIDERMAN

BEING all of the property consisting of 1.032 acres, more or less, as shown on a plat of a survey by Kevin D. Goldsmith, PLS, dated May 17, 2022, and recorded in Plat File 22, Slide 182, Records of Plats of Transylvania County, reference to which are hereby made for a more complete description thereof.

This conveyance is made subject to the rights-of-way of all roads that may presently traverse the property, to all road rights-of-way that may presently appear of record, to the rights-of-way of all utility lines that may presently traverse the property and to all rights-of-way for public utilities that may presently appear of record.