

**2021002150**TRANSYLVANIA CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX**\$300.00**

PRESENTED & RECORDED:

03-18-2021 02:52:38 PM

CINDY M OWNBEY

REGISTER OF DEEDS

BY: BETH C LANDRETH
ASSISTANT**BK: DOC 972****PG: 166-168**

CJ

March 18, 2021

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$300.00

Return after recording to: Donald E. Jordan

Brief description for the Index: Galloway St.

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

This property does not include the primary residence of Grantor

This DEED is made this 17th day of March, 2021, by and between:GRANTOR: **ROBERT S. SARGENT, JR. and
JANIE G. SARGENT,
Husband and Wife**

Grantor's Address: 550 Park Avenue, Brevard, NC 28712

GRANTEE: **BRACKEN MOUNTAIN CONTRACTING, INC.,
a North Carolina Corporation**

Grantee's Address: P.O. Box 63, Brevard, NC 28712

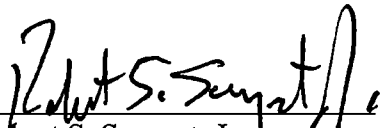
The designation Grantor and Grantee in this Deed shall include the parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

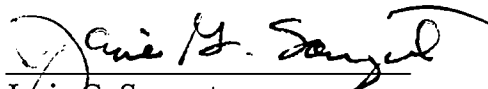
The Grantor, for a valuable consideration paid by the Grantee (the receipt of which is acknowledged) grants, bargains, sells and conveys to the Grantee in fee simple, all of the lot or parcel of land located in the City of Brevard, Brevard Township, Transylvania County, North Carolina, and as is described in the attached Exhibit A. This is all of the same property acquired by Grantor by Deed recorded in Document Book 239, Page 807, 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.


Robert S. Sargent, Jr.

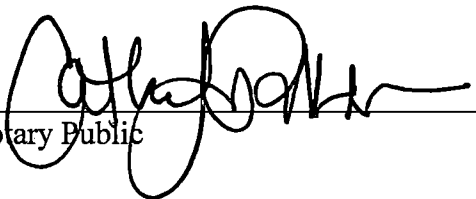

Janie G. Sargent

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, Catherine L. Plauché, a Notary Public of the specified County and State, certify that Robert S. Sargent, Jr. and Janie G. Sargent personally appeared before me this day and acknowledged the voluntary execution of this Deed.

Witness my signature and official stamp or seal, this 18th day of March, 2021.

My commission expires: May 24, 2022


Notary Public

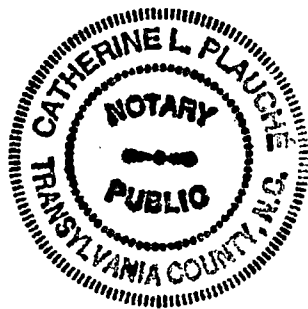


EXHIBIT A - LEGAL DESCRIPTION

Being all of that certain tract of land containing 0.579 acres, more or less, as shown on a plat thereof recorded in Plat File 10, Slide 792, Records of Plats for Transylvania County, which encompasses within its boundaries and combines into a single parcel all of former Lots 3-6, 18, half of 17, and the major portion of Lots 2, 24 and 25 of Allen Terrace as originally shown on a plat thereof recorded in Plat Book 1, page 50, Records of Plats for Transylvania County.

Being the major portion of the same land described in a deed dated February 27, 2004, and recorded in the office of the Register of Deeds for Transylvania County in Document Book 219, page 736, from Jean C. White, Trustee u/a/d 12/15/92, to James E. Evans and William B. Evans which incorrectly stated that the lands conveyed therein were all of the same land described in deeds recorded in Book 358, page 425, and Book 359, page 241, Records of Deeds for Transylvania County, instead of being the major portion of the lands described therein inasmuch as the northeast half of Lot 17 was conveyed by Joan C. White, Trustee under an agreement dated December 15, 1992, to Morris L. Davis and wife, Vinelle P. Davis, in a deed dated October 12, 1999, and recorded in the office of the Register of Deeds for Transylvania County in Document Book 3, page 640.