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 Recorded: 04/29/2015 at 11:14:28 AM
 Fee Amt: \$476.00 Page 1 of 3
 Revenue Tax: \$450.00
 Polk, NC
 Sheila Whitmire Register of Deeds
 BK **412** PG **1209-1211**

NORTH CAROLINA GENERAL WARRANTY DEED

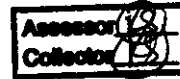
Excise Tax: \$450.00

Parcel Identifier No. P31-57 Verified by Polk County on the _____ day of April, 2015.

Mail/Box to:

This instrument was prepared by: John C. Hovendon, 455 South Trade Street, Tryon, NC 28782

THIS DEED made this 23rd day of April, 2015, by and between



GRANTOR

Paul L. Keyes and Sally R. Keyes, Trustees of the Paul L. Keyes Trust, u/a/d February 20, 2007, a one-half (½) undivided interest; and Sally R. Keyes and Paul L. Keyes, Trustees of the Sally R. Keyes Trust, u/a/d February 20, 2007, a one-half (½) undivided interest

**5941 Gulf of Mexico Drive
 Longboat Key, FL 34228**

GRANTEE

**Piney Overlook, LLC
 a South Carolina limited liability company**

**1001 Chambers Lane
 Mt. Pleasant, SC 29464**

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 _____, White Oak Township, Polk County, North Carolina, and more particularly described as follows:

Please see attached Exhibit A.

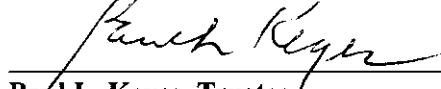


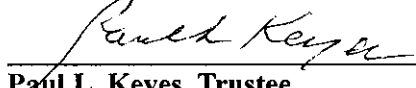
The property hereinabove described was acquired by Grantor by instrument recorded in **Book 408 at Page 2187**. A map showing the above described property is recorded in **Card File C at Page 956**.

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:

- a. All rights of way for public utilities;
- b. All rights of way for public streets, roadways, and/or easements; and
- c. Applicable zoning ordinances, if any.

NO TITLE WORK PERFORMED BY ATTORNEY PREPARING DEED.

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

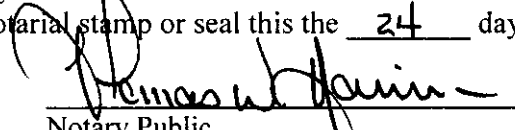
 _____ Paul L. Keyes, Trustee	 _____ (SEAL) Sally R. Keyes, Trustee
 _____ Sally R. Keyes, Trustee	 _____ (SEAL) Paul L. Keyes, Trustee
	_____ (SEAL)

STATE OF FLORIDA, COUNTY OF MANATEE _____ :

I, THOMAS W. HARRISON, a Notary Public of MANATEE County, Florida, certify that **Paul L. Keyes and Sally R. Keyes** personally came before me this day and acknowledged that **they** are the **Trustees** of the **Paul L. Keyes Trust u/a/d February 20, 2007**, and that by authority duly given and as the act of the Trust, **they** signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this the 24 day of **April, 2015**.



THOMAS W. HARRISON
 Notary Public, State of Florida
 My Comm. Expires Jan. 24, 2019
 Commission No. FF 182524



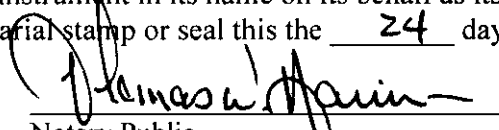
 Notary Public
 My Commission Expires:

STATE OF FLORIDA, COUNTY OF MANATEE _____ :

I, THOMAS W. HARRISON, a Notary Public of MANATEE County, Florida, certify that **Paul L. Keyes and Sally R. Keyes** personally came before me this day and acknowledged that **they** are the **Trustees** of the **Paul L. Keyes Trust u/a/d February 20, 2007**, and that by authority duly given and as the act of the Trust, **they** signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this the 24 day of **April, 2015**.



THOMAS W. HARRISON
 Notary Public, State of Florida
 My Comm. Expires Jan. 24, 2019
 Commission No. FF 182524



 Notary Public
 My Commission Expires:

Exhibit A

BEING all of that certain Lot 75, containing 4.25 acres, more or less, as shown and delineated upon a plat entitled "Piney Mountain, Phase III, Section II, White Oak Twp., Polk Co., No. Car.", dated April 8, 1996, prepared by Butler Associates, Reg. Land Surveyor (L-3033), which plat is duly recorded in Card File C at Page 956, in the Office of the Register of Deeds for Polk County, North Carolina; reference being made to said recorded plat for a full and complete metes and bounds description of said tract, pursuant to North Carolina General Statutes, Section 47-30(g).

The above described property is conveyed **TOGETHER WITH** a perpetual, non-exclusive right of way and easement for ingress, egress, and regress, across all the subdivision roads serving Piney Mountain Subdivision, as shown on the official plats of Piney Mountain Subdivision.

The above described property is also conveyed **SUBJECT TO** that certain Declaration of Covenants and Restrictions, and specifically to that Covenant regarding Road Maintenance in Piney Mountain Subdivision, recorded in Book 214 at Page 1261, Polk County Registry; the same being incorporated herein by reference as if fully set forth, and specifically **SUBJECT TO** the further restriction that there shall be no mobile homes of any type permitted on the property.

The above described property is further conveyed to Grantee, their heirs and assigns, a non-exclusive easement and right to top and cut trees upon an area of Lots 75, 77, and 78, designated as "View Easement".

The above described property is identical to that conveyed to Paul L. Keyes and Sally R. Keyes, as Trustees of the Paul L. Keyes Trust u/a/d/ February 20, 2007, a one-half (1/2) undivided interest, and Sally R. Keyes and Paul L. Keyes, as Trustees of the Sally R. Keyes Trust u/a/d February 20, 2007, a one-half undivided interest, by that certain deed from James P. Keyes and wife, Julie Keyes, dated September 17, 2014, and recorded on September 30, 2014, in Book 408 at Page 2187, Polk County Registry.

This conveyance does not include the primary residence of the Grantor.