

2022006196

TRANSYLVANIA COUNTY NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

\$90.00

PRESENTED & RECORDED

09/30/2022 03:11:16 PM

BETH C LANDRETH

REGISTER OF DEEDS

BY: BETH C LANDRETH

REGISTER

BK: DOC 1055**PG: 146 - 148****NORTH CAROLINA GENERAL WARRANTY DEED****Excise Tax: \$90.00**

Parcel Identifier No. 8564-11-3747-000 Verified by _____ County on the ____ day of _____, 20____
 By: _____

Mail/Box to: Ramsey, Pratt & Camenzind P.A., 35 North Gaston St., Brevard, NC 28712

This instrument was prepared by: Richard B. Daniel, Ramsey, Pratt & Camenzind P.A.

Brief description for the Index: Lot 57-R, Glen Laurel Preserve

THIS DEED made this _____ day of September, 2022, by and between

GRANTOR	GRANTEE
GLEN LAUREL PARTNERS, LLC, a North Carolina Limited Liability Company 1005 North Church Street Charlotte, NC 28206	MOUNTAINSIDE HOMEBUILDERS, LLC, A North Carolina Limited Liability Company 521 North Broad Street, Suite 4 Brevard, NC 28712

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 N/A, Cathey's Creek Township, Transylvania County, North Carolina and more particularly described as follows:

BEING ALL OF THE SAME LAND DESCRIBED ON THE PAGE WHICH IS ATTACHED HERETO, DESIGNATED AS EXHIBIT "A" AND INCORPORATED HEREIN BY REFERENCE.

All or a portion of the property herein conveyed ____ does or X does not include the primary residence of a Grantor.

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:

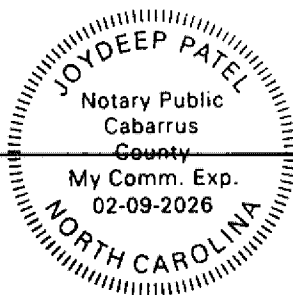
Exceptions and reservations contained in this deed and/or in instruments referenced herein.
Easements and rights of way for public and private roads and utilities, of public record.
Lien of ad valorem taxes for the current year and subsequent years, not yet due and payable.

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

Glen Laurel Partners, LLC, a North Carolina
limited liability company

By: _____

Fredrick D. Judson, Manager



STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Fredrick D. Judson

WITNESS my hand and Notarial Seal, this the 23 day of SEPT, 2022.

Signature of Notary

JOYDEEP PATEL

Printed or typed name of Notary Public

My commission expires: FEB 9, 2026

EXHIBIT "A"
Property Description

Being all of Lot Number 57, Revised, of Phase 1 of Glenlaurel Preserve, as shown on a plat recorded in Plat File 21, Slide 461, Records of Plats for Transylvania County, North Carolina, reference to which is hereby made for a more complete description of the property being conveyed.

This conveyance is made subject to all matters shown on the plat referenced above, and to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Glenlaurel Preserve, recorded in Document Book 826, Page 438, Transylvania County Registry, and as the covenants have since been amended, including the amendment recorded in Document Book 965, Page 497, Transylvania County Registry.

Along with a right of way for ingress and egress along Stonehollow Lane, Glenlaurel Lane, and all other roads shown on the recorded plats for Glenlaurel Preserve, from the subject property to the public road, S.R. 1332, also known as Cherryfield Creek Road.