



2021005531

TRANSYLVANIA CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$570.00

PRESENTED & RECORDED:
07-19-2021 12:37:14 PM
CINDY M OWNBEY
REGISTER OF DEEDS
BY D REE MCCALL
DEPUTY REGISTER OF DEEDS

BK: DOC 992
PG: 448-450

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$570.00 Return after recording to: Donald E. Jordan
Brief description for the Index: Lot 132, Eagle Lake
This Deed was prepared by: Donald E. Jordan, Attorney at Law
This property does not include the primary residence of Grantor

7-19-21 Om

This DEED is made this 13th day of July, 2021, by and between:

GRANTOR: GEORGE CRAIG WILSON and LAURIE WHITAKER WILSON, Husband and Wife
Grantor's Address: 12456 Bluff Road, Traverse City, MI 49686

GRANTEE: GLENN T. BALLINGER and DIANE W. BALLINGER, Husband and Wife
Grantee's Address: 2415 Rushland Landing Road, Johns Island, SC 29455

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 Dunn's Rock 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 761, Page 60, 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.

George Craig Wilson
George Craig Wilson

Laurie Whitaker Wilson
Laurie Whitaker Wilson

STATE OF Michigan
COUNTY OF Grand Traverse

I, Shellie M Doell, a Notary Public of the specified County and State, certify that George Craig Wilson and Laurie Whitaker Wilson personally appeared before me this day and acknowledged the voluntary execution of this Deed.

Witness my signature and official stamp or seal, this 15th day of July, 2021.

My commission expires: 8/28/21

Shellie M Doell
Notary Public

[Notary Stamp/Seal Here]

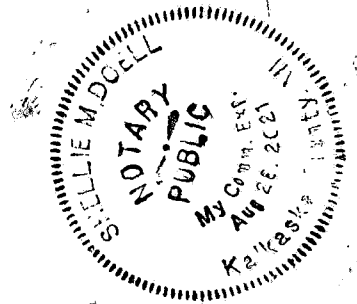
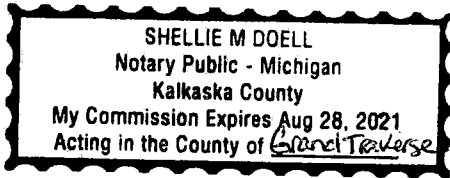


EXHIBIT A - LEGAL DESCRIPTION

All of Lot 132 of Eagle Lake Development, containing 0.90 acre as shown on the plat of a survey dated May 20, 2021, prepared by E. Roger Raxter for Glenn Ballinger and Diane Ballinger, recorded in Plat File 21, Slide 257 Records of Plats for Transylvania County, North Carolina, and as recorded in Plat File 16, Slide 700, Records of Plats for Transylvania County in the office of the Register of Deeds for Transylvania County, North Carolina.

Subject to Eagle Lake Declaration of Covenants, Conditions, Restrictions and Easements recorded in Deed Book 325, Page 61, Transylvania County Registry, and as amended and supplemented in those declarations recorded in Deed Book 336, Page 30, Deed Book 399, Page 482 Deed Book 405, Page 639 and Document Book 883, Page 121 and Document Book 883, Page 228, Transylvania County Registry.

Together with a right of way for access and utilities over the roads in Eagle Lake Subdivision leading to the public road.