

**2019003174**
 TRANSYLVANIA CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$20.00

 PRESENTED & RECORDED:
 06-26-2019 04:48:32 PM

 CINDY M OWNBEY
 REGISTER OF DEEDS
 BY: D REE MCCALL
 DEPUTY REGISTER OF DEEDS
BK: DOC 884**PG: 468-470**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$20.00

 Parcel Identifier No. 8593-55-8318-000 Verified by _____ County on the 26 day of June, 2019
 By: ce
Mail/Box to: Neumann Law Firm PLLC, 9 Park Place West, Suite 102, Brevard, NC 28712This instrument was prepared by: David C. Neumann, Attorney at LawBrief description for the Index: Lot J-31 Sequoyah Woods

THIS DEED made this 19th day of June 2019, by and between

GRANTOR

GRANTEE

**BLUE JAY INVESTMENTS, LP formerly
 BLUE JAY INVESTMENTS, LLC**
**WILLIAM SHANNON COMPTON AND WIFE,
 HEATHER LYNN COMPTON
 178 Mill Hill Drive
 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 or parcel of land situated in Dunns Rock, Township, Transylvania County, North Carolina and more particularly described as follows:

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

The property hereinabove described was acquired by Grantor by instrument recorded in Book 730, page 325.
 All or a portion of the property herein conveyed includes or does not include the primary residence of Grantor.
 A map showing the above described property is recorded in Plat Book , Page .

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.

BLUE JAY INVESTMENTS, LP

By: BJI OF NC, INC., GENERAL PARTNER

By: 

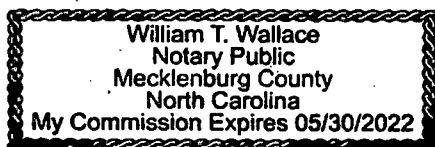
Title: YUSEF-YOANNAS, PRESIDENT

STATE OF NORTH CAROLINA

COUNTY OF Mecklenburg

I, William T. Wallace, the undersigned Notary Public of the County and State aforesaid, certify that Yousef Youannas, personally appeared before me this day and acknowledged that he is President of BJI of NC, INC, a corporation, and that by authority duly given he signed this instrument as an act of the corporation its capacity as the General Partner of Blue Jay Investments, LP.

Witness my hand and seal this 25th day of June, 2019.



William T. Wallace

Notary Public

My Commission Expires: 05/30/2022

Prepared by: David C. Neumann, Attorney at Law 19-529

Exhibit "A"

Being all of Lot J-31, Sequoyah Woods Subdivision, as shown on the plat recorded in Plat File 4, Slide 156, records of Plats for Transylvania County in the office of the Register of Deeds for Transylvania County, North Carolina.

Together with and subject to covenants and easements of record.