

FILED in POLK County, NC
on Jun 18 2003 at 10:18:15 AM
by: SHEILA W. WHITMIRE
REGISTER OF DEEDS
BOOK 300 PAGE 931

ALL TAXES PAID



Excise Tax _____

Do NOT write above this line.

Recording: Time, Book and Page

North Carolina General Warranty Deed

This instrument prepared by: Hugh L. Key, Attorney at Law, 20 Jervey Road, Ste. 101, Tryon, NC

Brief description for the Index S6-E5

This Deed made this _____ day of June, 2003, by and between Grantor and Grantee:

Enter in appropriate block for each party: Name, address, county, state and if appropriate entity (i.e. corporation, partnership). The designation Grantor and Grantee as used herein shall include all parties, their heirs, successors and assigns and shall include singular, plural, masculine, feminine or neuter as required by context.

Grantor: HERBERT B. McGUIRE, JR. and wife, Mailing Address: 171 Church St., Ste. 360
DIANE B. McGUIRE Charleston, SC 29401

Grantee: IVY TERRACE OF SALUDA, LLC Mailing Address: 171 Church St., Ste. 360
Charleston, SC 29401

Transfer of Ownership: Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, conveys to Grantee in fee simple, the Property described below:

Property: City of Saluda,
Township of Saluda, County of Polk, North Carolina.

This property was acquired by Grantor by an instrument recorded in Book 210, Page 2121, Polk County.

A map showing the property is recorded in ~~Book~~ Card File B, Page 480, Polk County.

The legal description of the Property is:

BEING all that certain tract or parcel of land containing 1.15 acres, as shown and delineated upon a plat entitled, "Herbert B. & Diane B. McGuire", Saluda Twp., Polk Co., No. Car., dated September 11, 1991, and prepared by Butler Associates, Reg. Land Surveyor, Tryon, North Carolina, which plat is duly recorded in Card File B, Page 480, in the Office of the Register of Deeds for Polk County, North Carolina.

Being the identical property conveyed to Grantors by deed dated September 20, 1991, recorded in Book 210, Page 2121, Polk County Registry.

DEED PREPARATION ONLY - NO TITLE EXAMINATION

Continued on Page 2

After recording mail to:

Tax Lot No. S-6-E-5
Parcel Identifier No. _____
Verified By Polk County,
on the _____ day of _____, 2003.
By _____

TO HAVE AND TO HOLD the said Property and all privileges and appurtenances (rights) belonging to Grantee, in fee simple.

Promises by Grantor: Grantor promises (covenants) with Grantee, that Grantor has title to the Property in fee simple; has the right to convey the title in fee simple; that the title is marketable and free and clear of all liens and encumbrances (i.e. mortgages and judgements), and Grantor will warrant and defend the title against the lawful claims of all persons, except for the following exceptions:

- a. Subject to applicable Town of Saluda zoning ordinances, if any;
- b. Subject to such road and utility easements as appear by reference to the public records of the Polk County Registry and by reference to a physical inspection of the subject property.

Signatures: Grantor has duly executed the foregoing instrument, as of the day and year first written above.

Entity		Individual
Name: _____		<u>Herbert B. McGuire, Jr.</u> (Seal) HERBERT B. McGUIRE, JR. (Seal)
By: _____	USE BLACK INK ONLY	<u>Diane B. McGuire</u> (Seal) DIANE B. McGUIRE (Seal)
Title: _____		_____ (Seal)
By: _____		_____ (Seal)
Title: _____		_____ (Seal)
By: _____		_____ (Seal)
Title: _____		_____ (Seal)

SEAL-STAMP		INDIVIDUAL
	USE BLACK INK ONLY	STATE OF <u>NORTH CAROLINA</u> COUNTY OF <u>POLK</u> <u>Jr.</u> I, a Notary Public of the County and State aforesaid, certify that <u>Herbert B. McGuire, and wife, Diane B. McGuire,</u> Grantor personally came before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>18</u> day of <u>June</u> , 20 <u>03</u> . My Commission Expires: <u>01/18/04</u> <u>Donna J. Daniel</u> Notary Public

SEAL-STAMP		INDIVIDUAL
	USE BLACK INK ONLY	STATE OF _____ COUNTY OF _____ I, a Notary Public of the County and State aforesaid, certify that _____ Grantor personally came before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this _____ day of _____, 20____. My Commission Expires: _____ Notary Public

SEAL-STAMP		ENTITY: Corporation, Limited Liability Company, General Partnership, or Limited Partnership
	USE BLACK INK ONLY	STATE OF _____ COUNTY OF _____ I, a Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is _____ of _____, a North Carolina or _____ corporation / limited liability company / general partnership / limited partnership (<i>strike through the inapplicable</i>) and that by authority duly given and as an act of the Entity, has signed the foregoing instrument in its name and on its behalf as its act and deed. Witness my hand and official stamp or seal, this _____ day of _____, 20____. My Commission Expires: _____ Notary Public

The foregoing Certificate(s) of Donna J. Daniel

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By Shelli W. Whitmore - REGISTER OF DEEDS FOR Polk COUNTY
 By Shelli J. Ford Deputy/Assistant - Register of Deeds