



**2017003819**

TRANSYLVANIA CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$1950.00**

PRESENTED & RECORDED  
07-25-2017 03:03:36 PM

CINDY M OWNBEY  
REGISTER OF DEEDS

BY D REE M POWELL  
DEPUTY REGISTER OF DEEDS

**BK: DOC 812**

**PG: 14-17**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$1,950.00 Return after recording to: Jones, Gillaspia & Loyd, LLP  
Brief description for the Index: Units 1 & 2 Patterson Professional Building Condominiums  
This Deed was prepared by: Donald E. Jordan, Attorney at Law  
This property does not include the primary residence of Grantor

*S Holcomb*  
*7-25-17*

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This DEED is made this 10<sup>th</sup> day of July, 2017, by and between:

GRANTOR: **MYSTIC POINTE, LLC**  
**a North Carolina Limited Liability Company**  
Grantor's Address: 674 Walnut Ridge Road, Brevard, NC 28712

GRANTEE: **CHARLES E. CRANE and**  
**JUNE E. PETERSON, Husband and Wife**  
Grantee's Address: 87 Old CCC Road, Hendersonville, NC 28739

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 Brevard 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 Deeds recorded in Document Book 252, Page 11 and Document Book 278, Page 431, 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.

Mystic Pointe, LLC

By: John Prescott Sr  
John Prescott, Sr., Member/Manager

(See attached signature page)  
John Prescott, Member/Manager

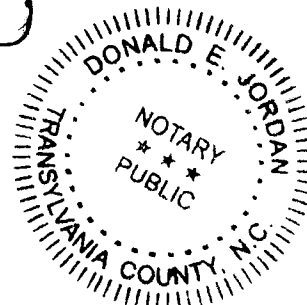
STATE OF NORTH CAROLINA  
COUNTY OF TRANSYLVANIA

I, Donald E. Jordan, a Notary Public of the specified County and State, certify that John Prescott, Sr. personally appeared before me this day and acknowledged that he is the Member/Manager of Mystic Pointe, LLC, and that by authority given and as the act of the company, he signed this Deed on its behalf.

Witness my signature and official stamp or seal, this 10<sup>th</sup> day of July, 2017.

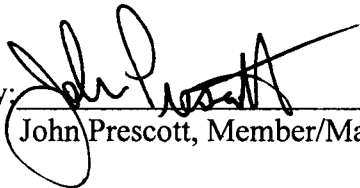
My commission expires: August 30, 2019

[Handwritten Signature]  
Notary Public



**SIGNATURE PAGE TO DEED DATED JULY 10, 2017 BY  
MYSTIC POINTE, LLC TO CRANE AND PETERSON**

Mystic Pointe, LLC

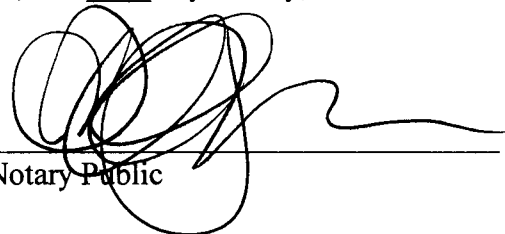
By:   
John Prescott, Member/Manager

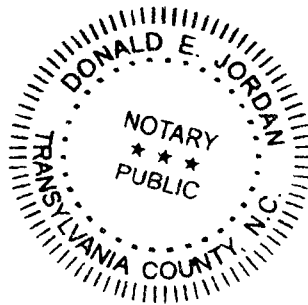
STATE OF NORTH CAROLINA  
COUNTY OF TRANSYLVANIA

I, Donald E. Jordan, a Notary Public of the specified County and State, certify that John Prescott personally appeared before me this day and acknowledged that he is the Member/Manager of Mystic Pointe, LLC, and that by authority given and as the act of the company, he signed this Deed on its behalf.

Witness my signature and official stamp or seal, this 14 day of July, 2017.

My commission expires: August 30, 2019

  
Notary Public



## EXHIBIT "A"

All of the property containing 0.09635 acre as shown on the survey by Gene Parker Land Surveys, dated March 11, 2005 and recorded in Plat File 11, Slide 102 in the Records of Plats for Transylvania County, in the office of the Register of Deeds, Transylvania County, North Carolina and more fully described below:

### **Unit 1:**

All of Condominium Unit 1 in Patterson Professional Building, a Condominium, as described in the Declaration of Unit Ownership thereof recorded in the office of the Register of Deeds for Transylvania County in Condominium Book 7, Page 116, and as shown on a plat thereof, recorded in Plat File 8, Slides 948-949, Records of Plats for Transylvania County, in the office of the Register of Deeds, Transylvania County, North Carolina.

Together with an undivided one-fifth (1/5) interest in the common areas and facilities of said Patterson Professional Building as set forth in the Declaration of Unit Ownership referred to above and to all easements and rights-of -way of record.

### **Unit 2:**

All of Condominium Unit 2 in Patterson Professional Building, a Condominium, as described in the Declaration of Unit Ownership thereof recorded in the office of the Register of Deeds for Transylvania County in Condominium Book 7, Page 116, and as shown on a plat thereof, recorded in Plat File 8, Slides 948-949, Records of Plats for Transylvania County, in the office of the Register of Deeds, Transylvania County, North Carolina.

Together with an undivided one-fifth (1/5) interest in the common areas and facilities of said Patterson Professional Building as set forth in the Declaration of Unit Ownership referred to above and to all easements and rights-of -way of record.

Also conveyed is all of Grantor's rights in the following parcel (and any other appurtenances):

Being all of Parcel A (Parking Area) containing 709 square feet, more or less, as shown on the plat recorded in Plat File 11, Slides 102-103, hereinabove referred to, together with a right of way for pedestrian and vehicular ingress and egress over and along (1) the access easement portion of Parcel D as shown on the plat recorded in Plat File 11, Slides 102-103, hereinabove referred to, described in Tract II in the Deed from Platt Holding Group, LLC to Mystic Pointe, LLC recorded in Document Book 363 at Page 755 of the Transylvania County Registry.

Also conveyed is all furniture, fixtures, equipment, and other contents now in the Building.