

**202006801**TRANSYLVANIA CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$1050.00

PRESENTED & RECORDED:

11-02-2020 04:03:47 PM

CINDY M OWNBEY

REGISTER OF DEEDS

BY: D REE MCCALL
DEPUTY REGISTER OF DEEDS**BK: DOC 948****PG: 446-448****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$1,050.00

Return after recording to: Donald E. Jordan

Brief description for the Index: Lot M141, Phase 2 of Mountainside Homes, Straus Park

This Deed was prepared by: Donald E. Jordan, Attorney at Law

This property does not include the primary residence of Grantor

11/2/2020
RO

This DEED is made this 2nd day of November, 2020, by and between:

GRANTOR: **NEW PARADIGM HOMES, LLC,**
a North Carolina limited liability company

Grantor's Address: 11 Park Place West, Brevard, NC 28712

GRANTEE: **JULIENNE HOGARTH and**
JOHN HOGARTH,
Wife and Husband

Grantee's Address: 364 Camptown Road, Brevard, NC 28712

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 the City of Brevard, 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 Deed recorded in Document Book 843, Page 328, 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.

NEW PARADIGM HOMES, LLC

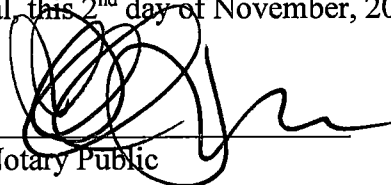
By: 
Travis A. Fowler, Member/Manager

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, Donald E. Jordan, a Notary Public of the specified County and State, certify that Travis A. Fowler personally appeared before me this day and acknowledged that he is the Member/Manager of New Paradigm Homes, 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 2nd day of November, 2020.

My commission expires: August 30, 2024


Notary Public

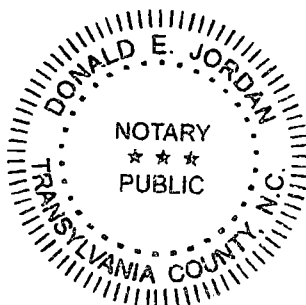


EXHIBIT "A"

All of Lot M141 of Mountainside Homes, Phase 2, at Straus Park, according to the Plat recorded in Plat File 12, Slide 73, Records of Plats for Transylvania County in the office of the Register of Deeds for Transylvania County, North Carolina.

Together with a right-of-way over the roads shown on the plats referred to above for ingress and egress between the above described property and U.S. Highway 64.

Subject to the Declaration of Covenants of Straus Park and the Mountainside Homes Lot Covenants dated December 31, 1997, recorded in Deed Book 426, Page 341, and amended in Deed Book 439, Page 156, Transylvania County Registry.

Subject to the building setback lines and utility easements as shown and referred to on the above referenced plats.