

**2022000443**TRANSYLVANIA CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$330.00**

PRESENTED & RECORDED:

01-21-2022 01:40:17 PM

CINDY M OWNBEY

REGISTER OF DEEDS

BY: ANTJE OWEN

DEPUTY REGISTER OF DEEDS

BK: DOC 1020**PG: 415-417****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$330.00

Return after recording to: Donald E. Jordan

Brief description for the Index: 0.76 acre, Georgia Hill

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

This property does not include the primary residence of Grantor

 This DEED is made this 28th day of December, 2021, by and between:

GRANTOR: **BRACKEN MOUNTAIN CONTRACTING, INC.,**
a North Carolina corporation, joined by
JACOB DINKINS, unmarried, and
BRACKEN MOUNTAIN BUILDERS, INC.,
a North Carolina corporation

Grantor's Address: P.O. Box 63, Brevard, NC 28712

GRANTEE: **KARILYN ROACH and**
CHARLIE ROACH,
Wife and Husband

Grantee's Address: 60 Georgia Hill Street, 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.

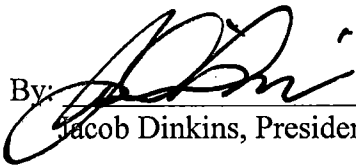
The Grantor, for a valuable consideration paid by the Grantee (the receipt of which is acknowledged) grants, bargains, sells and conveys to the Grantee in fee simple, all of the lot or parcel of land located in the City of Brevard, Brevard Township, Transylvania County, North Carolina, and as is described in the attached Exhibit A. This is all of the same property acquired by Grantor by Deed recorded in Document Book 1016, Page 464, and a portion of the same property acquired by Grantor by Deed recorded in Document Book 862, Page 539, 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.

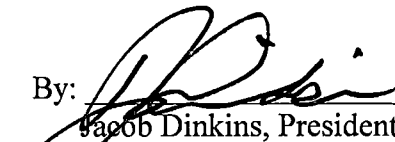
Grantor is signing this Deed as of the date specified above.

Bracken Mountain Contracting, Inc.

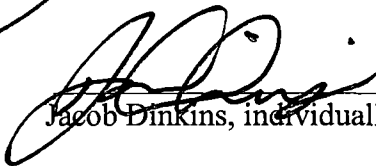
By: 
Jacob Dinkins, President

By: 
Robert Skeen, Vice-President

Bracken Mountain Builders, Inc.

By: 
Jacob Dinkins, President

By: 
Robert Skeen, Vice-President

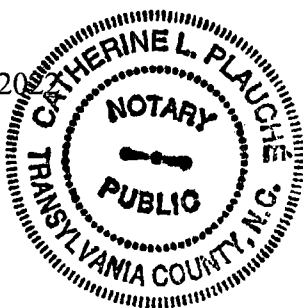

Jacob Dinkins, individually

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, Catherine L. Plauché, a Notary Public of the specified County and State, certify that Jacob Dinkins personally appeared before me this day and acknowledged that he is the President of Bracken Mountain Contracting, Inc. and Bracken Mountain Builders, Inc., and that by authority given and as the act of the corporations, he signed this Deed on their behalf and in his individual capacity, and Robert Skeen personally appeared before me this day and acknowledged that he is the Vice-President of Bracken Mountain Contracting, Inc. and Bracken Mountain Builders, Inc., and that by authority given and as the act of the corporations, he signed this Deed on their behalf.

Witness my signature and official stamp or seal, this 3 day of January, 2022.

My commission expires: May 24, 2020



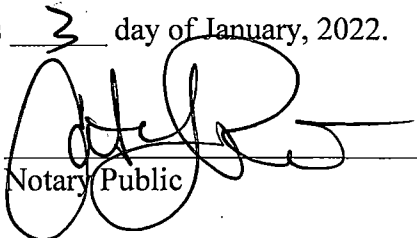

Notary Public

EXHIBIT A - LEGAL DESCRIPTION

All of the property containing 0.76 acre, shown on the Plats filed in Plat File 19, Slides 138 and 139, and referenced on the Plats as Future Development.

This conveyance is made subject to easements shown on the Plats or otherwise of record. The conveyance is made together with the right of way for access shown on the Plats. In accordance with the Covenants recorded in Document Book 912, Page 249, this parcel is made subject to the Covenants, and will be considered a lot in the Georgia Hill subdivision.

Bracken Mountain Builders, Inc. and Jacob Dinkins are joining in this deed to clarify the Deeds recorded in Book 970, Page 518 and in Book 1016, Page 464.