

Doc ID: 004841370003 Type: CRP
 Recorded: 04/09/2021 at 12:23:26 PM
 Fee Amt: \$1,184.00 Page 1 of 3
 Revenue Tax: \$1,158.00
 Polk, NC
 Sheila Whitmire Register of Deeds
 BK **458** PG **654-656**

Excise Tax \$ 1158.00

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. S-12-K-3
 Verified by _____ County on the ____ day of _____, 20____
 by _____

Assessor
 Collector
 and Use

After recording return to: ⁺ Feagan Law Firm PLLC

This instrument was prepared by John K. White, Jr, a licensed NC attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds. John K. White, Jr. prepared this instrument without review or examination of title to the herein described property and no opinions or representations are being made by John K. White, Jr. or The Law Office of John K. White, Jr. PLLC.

Brief Description for the index

91 Greenville St., .46 ac., Card File F, Page 584

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 6th day of April, 2021, by and between

GRANTOR

BLUE FIREFLY PROPERTIES, LLC,
 A North Carolina limited liability company
 545 Broadway St.
 Hendersonville, NC 28739

GRANTEE

Brian J. O'Rourke and Amy O'Rourke,
 married to each other
 91 Greenville St.
 Saluda, NC 28773

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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 the City of Saluda, Polk County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and made a part hereof.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 415 Page 1681, Polk County Registry.

All or a portion of the property herein conveyed X includes ___ does not include the primary residence of a Grantor.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

- 1. Easements, restrictions and rights-of-way of record.
- 2. Ad valorem taxes for the year 2020 and subsequent years.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if a corporation, limited liability company, or partnership, has caused this instrument to be signed in its name by its corporate officer, manager, general partner, or authorized agent, the day and year first above written.

BLUE FIREFLY PROPERTIES, LLC,
A North Carolina limited liability company
By: [Signature]
Alexis L. Deal, Member-Manager

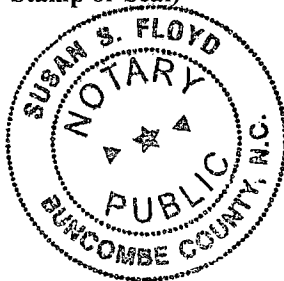
(SEAL)

STATE OF NORTH CAROLINA, Buncombe COUNTY.

I, the undersigned, a Notary Public of the County and State aforesaid, certify that ALEXIS L. DEAL personally appeared before me this day and states that she is the Member-Manager of Blue Firefly Properties, LLC, and that she, being duly authorized, acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 6th day of April, 2021.

(Affix Notary Stamp or Seal)



[Signature: Susan S. Floyd]

Printed Name: Susan S. Floyd

My Commission Expires: 04-29-2024

EXHIBIT A
PROPERTY DESCRIPTION

BEING all of that property containing 0.46 acres, more or less, as shown on a Plat entitled "Survey for Carolyn Marie Pace Beadling" prepared by Butler Associates dated October 12, 2015, and being Drawing No. 12806B and recorded in the Office of the Register of Deeds for Polk County, North Carolina, at Card File F, Page 584, reference being made to said recorded Plat for a full and complete metes and bounds description of said tract.

And being the same property described in Deed recorded in Book 415 at Page 1681, said Registry.