



Doc ID: 004640340004 Type: CRP
Recorded: 03/14/2017 at 09:21:51 AM
Fee Amt: \$26.00 Page 1 of 4
Revenue Tax: \$0.00
Polk, NC
Sheila Whitmire Register of Deeds

BK 425 PG 1005-1008

NORTH CAROLINA SPECIAL WARRANTY DEED
(WITHOUT TITLE INVESTIGATION BY PREPARER)

Excise Tax: -0- Parcel Identifier No. P63-31-21
Verified by Polk County on the _____ day of _____, 2017. By:

Assessor SC
Collector SC

Mail / Box after recording to: McFarland and McFarland, PLLC

This instrument was prepared by: William A. McFarland, Jr., Attorney, McFarland and McFarland, PLLC
39 S. Trade St., Tryon, NC 28782

Brief description for the index: 21 Hunting Country Trails

THIS DEED made this 8 day of March, 2017, by and between

GRANTOR

**VALARIA ANN DEVINE and
LESLIE PAUL FARKAS, her husband,**

Mailing address:
649 5th Avenue South
Naples, FL 34102

GRANTEE

SSSV4 LIMITED PARTNERSHIP

Mailing address:
649 5th Avenue South
Naples, FL 34102

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 Tryon Township, Polk County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

THE PROPERTY HEREIN CONVEYED [] DOES [x] DOES NOT INCLUDE THE PRIMARY RESIDENCE OF THE GRANTOR.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 424 at Page 1942, Polk County Registry.

A map showing the above described property is recorded in Map Slide A389 at Page 825, Polk County Registry.

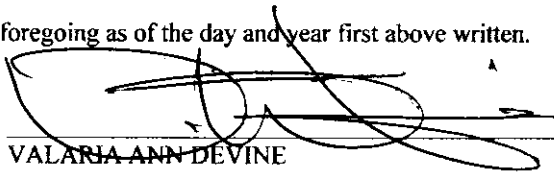
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

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

- A. Subject to all rights of way for public streets, roadways and/or easements;
- B. Subject to all rights of way for public utilities;
- C. Subject to applicable zoning ordinances; and
- D. Subject to the Declaration of Covenants, Conditions, and Restrictions hereinabove set out and the Amendments thereto.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

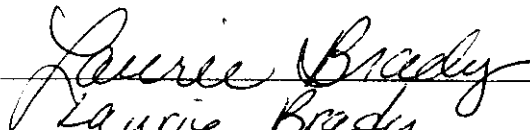

 _____ (SEAL)
 VALARIA ANN DEVINE

_____ (SEAL)

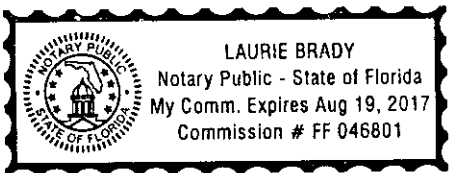
STATE OF FLORIDA, COUNTY OF Collier

I, the undersigned Notary Public of the County and State aforesaid, certify that VALARIA ANN DEVINE, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal this 8 day of March, 2017.

My commission expires: Aug. 19, 2017


 _____, Notary Public
 Notary's Printed or Typed Name

[Affix notary seal here]



IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Leslie Paul Farkas (SEAL)
LESLIE PAUL FARKAS

_____ (SEAL)

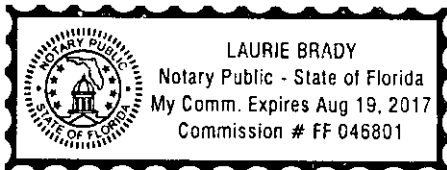
STATE OF Florida, COUNTY OF Collier

I, the undersigned Notary Public of the County and State aforesaid, certify that LESLIE PAUL FARKAS, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal this 8 day of March, 2017.

My commission expires: Aug. 19, 2017

Laurie Brady
Laurie Brady, Notary Public
Notary's Printed or Typed Name

[Affix notary seal here]



NORTH CAROLINA SPECIAL WARRANTY DEED DATED MARCH 8, 2017, FROM VALARIA ANN DEVINE, ET.VIR., TO SSSV4, LIMITED PARTNERSHIP

EXHIBIT "A"

BEING that certain tract or parcel of land known as Lot #21 of Building 7 as shown on a plat of Phase VII entitled "HUNTING COUNTRY TRAILS, PHASE XII, Tryon Twp., Polk Co., No Car.," dated August 13, 1987, prepared by Butler Associates, Reg. Land Surveyor, L-3033, Tryon, North Carolina, as recorded in Map Slide A389 at Page 825, in the Office of the Register of Deeds for Polk County, North Carolina, reference to which is hereby made for a more particular description; together with those benefits and burdens of ownership within Hunting Country Trails as the same are specifically set forth in that certain Declaration of Covenants, Conditions and Restrictions as recorded in Book 184 at Page 1566, Polk County Registry, which Plat and Declaration of Covenants, Conditions and Restrictions are incorporated herein by reference.

TOGETHER with the percentage interest in the Common Area as set forth in Article X of the Declaration of Covenants, Conditions and Restrictions as recorded in Book 184 at Page 1566, et.seq., in the Office of the Register of Deeds for Polk County, North Carolina, and the Amendments thereto.

Leslie Paul Farkas, spouse of Valaria Ann Devine, joins in the execution of this deed for the sole purpose of relinquishing his martial interest in said property, if any.