



2018004672

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

\$900.00

PRESENTED & RECORDED:

09-12-2018 03:32:31 PM

CINDY M OWNBEY
REGISTER OF DEEDS

BY: BETH C LANDRETH
ASSISTANT

BK: DOC 855

PG: 636-637

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$900.00

Parcel Identifier No. 8532-96-4290-000 Verified by _____ County on the 12 day of Sept, 2018

By: KG

Mail/Box to: The Neumann Law Firm, PLLC 9 Park Place West, Suite 102 Brevard, NC 28712

This instrument was prepared by: Douglas R. Campen, Attorney at Law (18-583)

Brief description for the Index: 75.29 Acres Hwy 64

THIS DEED made this 5th day of September 2018, by and between

GRANTOR

GRANTEE

INGE ANSTADT ENTERPRISES, LLC
242 EAST SCHANTZ
OAKWOOD, OH 45409

NC DEVGROUP, LLC
470 ASHEVILLE HWY
SUITE B. PMB 126
BREVARD, NC 28712

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 n/a, Hogback Township, Transylvania County, North Carolina and more particularly described as follows:

All of that real property described in Plat File 8, Slide 525, Transylvania County Registry, consisting of 75.29 acres, more or less. This property is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way appearing on the property and/or of record.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 854, page 58. All or a portion of the property herein conveyed __ includes or X does not include the primary residence of Grantor. A map showing the above described property is recorded in Plat Slide 8, Page 525.

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, other than the following exceptions:

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

INGE ANSTADT ENTERPRISES, LLC _____ (SEAL)

By: Inge Anstadt (SEAL) _____ (SEAL)
Title: Member/Manager

By: _____ (SEAL)
Title: _____

By: _____ (SEAL)
Title: _____

STATE OF Ohio
COUNTY OF Montgomery

I, Dale Kesterson, the undersigned Notary Public of the County and State aforesaid, certify that Inge Anstadt, personally appeared before me this day and acknowledged that she is **Member-Manager** of Inge Anstadt Enterprises, LLC and as Member-Manager is duly authorized to execute the foregoing instrument on behalf of the company.

Witness my hand and seal this 5 day of September, 2018.

Dale Kesterson
Notary Public
My Commission Expires: 08/31/2021

Dale Kesterson
Notary Public
State of Ohio
Commission Expires 08/31/2021