



2019000018

TRANSYLVANIA CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$480.00

PRESENTED & RECORDED:  
01-02-2019 03:19:27 PM

CINDY M OWNBEY  
REGISTER OF DEEDS

BY: KARIN SMITH  
DEPUTY REGISTER OF DEEDS

BK: DOC 866

PG: 586-588

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$480.00

Parcel Identifier No. 854198774900 Verified by \_\_\_\_\_ County on the 2 day of January, 2019

By: M

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

This instrument was prepared by: Goosmann Rose Colvard & Cramer, P.A., (18-5992 VHC/cs)

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 31<sup>st</sup> day of December, 2018, by and between

GRANTOR

GRANTEE

James E. Beard and Joan D. Beard, married to each other  
11792 Lake Aston Court, Apt. 204  
Tampa, FL 33626

Gold Coast Investment Properties, Inc.  
101 Ruffed Grouse Road  
Brevard, NC 28712

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, parcel of land or condominium unit situated in the City of Brevard, \_\_\_\_\_ Township, Transylvania County, North Carolina and more particularly described as follows:

See **Exhibit A** attached hereto and incorporated herein by reference. This instrument was prepared by the Law Office of Goosmann Rose Colvard & Cramer, P.A. without review or examination of the herein described property and no opinions or representations are being made, either expressed or implied, by said law firm or any of its attorneys. This instrument was prepared by Veronica H. Colvard, 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.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 660 page 603.

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

A map showing the above described property is recorded in Plat Book \_\_\_\_\_ page \_\_\_\_\_.

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: Those matters set forth in the description for the property; easements and rights of way of record or in place; restrictive covenants of record; the use provisions of any governmental ordinance affecting the property and taxes for the current year.

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

\_\_\_\_\_  
(Entity Name) James E Beard (SEAL)  
Print/Type Name: James E. Beard

By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_ Joan D Beard (SEAL)  
Print/Type Name: Joan D. Beard

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

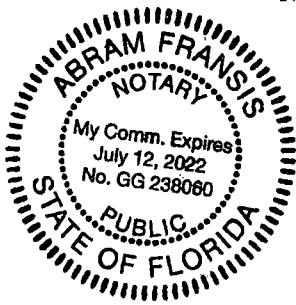
By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

State of Florida - County of Hillsborough

I, the undersigned Notary Public of the County and State aforesaid, certify that James E. Beard and Joan D. Beard personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 31 day of December, 2018.

My Commission Expires: July 12, 2022

Abram Francis  
Notary Public



The foregoing Certificate(s) of \_\_\_\_\_ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By: \_\_\_\_\_ Register of Deeds for \_\_\_\_\_ County  
Deputy/Assistant - Register of Deeds

**EXHIBIT "A"**

Being all of Lot 41 of Ridge Haven Subdivision 3 of Ridge Haven, Inc., as shown on a plat of Ridge Haven Subdivision 3 recorded in Plat File 2, Slides 400, 400A, 400B and 400C, Records of Plats for Transylvania County (referred to as Plat File 2, Slide 400-400ABC in a lease recorded in the office of the Register of Deeds for Transylvania County in Deed Book 309, page 384).

Together with a right of way to the public road over and along the subdivision roads shown on the recorded plat hereinabove referred to and all other subdivision roads which connect the lot hereinabove described with the public road.

This conveyance is made subject to the following:

1. The Amended and Restated Declaration of Restrictive and Protective Covenants for Ridge Haven recorded in the office of the Register of Deeds for Transylvania County in Document Book 659, page 249.
2. All easements and other matters shown on the recorded plat hereinabove referred to.
3. The rights of way of all utility lines which may currently traverse the property.
4. All rights of way for utility lines which may currently appear of record.
5. The easement reserved herein by the Grantor for the purpose of repairing, maintaining and replacing any existing utility lines which may currently traverse the property.
6. All liens and other encumbrances placed on the property by the owners leasing the property or occurring as a consequence of the ownership of such leasehold interest by the owner or owners of such lease(s).
7. All ad valorem taxes which may now constitute a lien against the property.
8. The obligation to belong to Ridge Haven Property Owners Association, Inc., abide by its Bylaws and Standards and Procedures, and pay all assessments levied by said Association against the property.

The above-described property is all of that property conveyed in that deed recorded in Record Book 660, at Page 603 of the Transylvania County, NC Register's Office.