



2022002967

TRANSYLVANIA CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$770.00

PRESENTED & RECORDED:
05-06-2022 01:14:37 PM

BETH C LANDRETH
REGISTER OF DEEDS

BY: ANTJE OWEN
DEPUTY REGISTER OF DEEDS

BK: DOC 1035

PG: 764-766

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 770.00

Parcel Identifier No. 8594547518&6766 Verified by _____ County on the 5 day of May, 2022
By: ce

Mail/Box to: Donald E. Jordan, 4 West Main Street, Brevard, NC 28712

This instrument was prepared by: Brian P. Philips, P.A., 30 North Country Club Road, Brevard, NC 28712

Brief description for the Index: _____

THIS DEED made this 29th day of April, 2022, by and between

GRANTOR

GRANTEE

Jean D. Judge, Single
1499 Steel Creek Road
Brevard, NC 28712

BerCat, LLC
66 S. Broad Street
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 _____, Dunns Rock Township, Transylvania County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

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.

Jean D. Judge (SEAL)
Print/Type Name: Jean D. Judge

State of North Carolina - County or City of Transylvania

I, the undersigned Notary Public of the County or City of Transylvania and State aforesaid, certify that Jean D. Judge, 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

5th day of May, 2022.

My Commission Expires: September 3, 2022
(Affix Seal)

Sue A. Green
Sue A. Green Notary Public
Notary's Printed or Typed Name



EXHIBIT "A"

BEING all of Lots 126 and 128 of Eagle Lake Development, as shown on plat of a survey by Clarence A. Jenkins, RLS, recorded on March 15, 1990, in Plat File 4, Slide 101, Records of Plats for Transylvania County, North Carolina, reference to which is hereby made for a more complete description thereof.

Subject to restrictive covenants more particularly described in Deed Book 325, Page 61, and amendments more particularly described in Deed Book 336, Page 30, Transylvania County Registry and Supplemental Restrictive Covenants recorded in Deed Book 411, Page 301 and Deed Book 411, Page 304, and the Certificate of Amendment to Restrictive Covenants for Eagle Lake Development recorded in Document Book 768, Page 85-129, Transylvania County Registry.

Eagle Lake of North Carolina, Inc. grants unto Grantee the right to move the common lot lines of Lots 126 and 128 of Eagle Lake provided that any such change in the common lot lines of said lots shall be approved in writing by Eagle Lake of North Carolina, Inc., its successors and assigns, prior to any such change.

Being all of the property more particularly described in Deed Book 411, Page 313 and Deed Book 411, Page 316, Transylvania County Registry.