BY BER BY BE IN BIER IN BERT I BY BE PER ER ERFE FEL BE BER 2016003207 TRANSYLVANIA CO, NC FEE \$26.00 STATE OF NC REAL ESTATE EXTX \$93.00 07-13-2016 02:18:17 PM CINDY M OWNBEY
REGISTER OF DEEDS
BY BETH C LANDRETH
ASSISTANT BK: DOC 769

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$93

Return after recording to: Donald E. Jordan

PG: 432-434

Brief description for the Index: This Deed was prepared by: Donald E. Jordan, Attorney at Law

Lot 2, Phase III, Section One, New Lakes Sherwood Forest

This property does not include the primary residence of Grantor

This DEED is made this 8th day of July, 2016, by and between:

GRANTOR:

ELLEN WINGARD CLARK (unmarried) and

DEBORAH J. ROSENGRANT (unmarried)

Grantor's Address:

112 Berly Street, Lexington, SC 29072

**GRANTEE:** 

LINDA M. WHITE

Grantee's Address:

540 Florida Club Blvd, Apt. 303, St. Augustine, FL 32084

The designation Grantor and Grantee in this Deed shall include the parties, their heirs, uccessors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required y context.

The Grantor, for a valuable consideration paid by the Grantee (the receipt of which is :knowledged) grants, bargains, sells and conveys to the Grantee in fee simple, all of the lot or parcel I and located in Dunns Rock Township, Transylvania County, North Carolina, and as is described the attached Exhibit A. This is all of the same property acquired by Grantor by Deed recorded in cument Book 475, Page 259, Transylvania County Registry. This conveyance is made subject easements and rights of way of record, to any covenants of record, and to real property taxes for : current year.

THIS CONVEYANCE IS MADE FOR THE GRANTEE TO HAVE AND TO HOLD the Property and all privileges and appurtenances belonging to the Property in fee simple.

The Grantor covenants with the Grantee that Grantor is seized of the Property in fee has the right to convey the same in fee simple, that title is marketable and free and clear encumbrances, and that Grantor will warrant and defend the title against the lawful claims persons, subject only to the stated exceptions.

Grantor is signing this Deed as of the date specified above.

STATE OF SOUTH CAROLINA COUNTY OF LICH (MO

PLANTE K-19118 a Notary Public of the specified County and State, certify that Ellen Wingard Clark and Deborah J. Rosengrant personally appeared before me this day and acknowledged the voluntary execution of this Deed.

Witness my signature and official stamp or seal, this day of July, 2016.

My commission expires:

[Notary Stamp or Seal Here]

## EXHIBIT "A"

All of Lot 2 of Phase III of Section One of the New Lakes Section of Sherwood Forest Subdivision of a portion of the property of Robin Hood, Inc., as shown on the plat recorded in Plat File 3, Slide 363, records of Plats for Transylvania County in the office of the Register of Deeds for Transylvania County, North Carolina.

This conveyance is made subject to the conditions, restrictions, limitations, reservations and restrictive and protective covenants recorded in Book 220, Page 183, and Book 332, Page 437, Transylvania County Registry.