



202005136

TRANSYLVANIA CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

09-03-2020 02:36:33 PM

CINDY M OWNBEY

REGISTER OF DEEDS

BY: CHRISTINA HARRIS
DEPUTY REGISTER OF DEEDS

BK: DOC 937

PG: 749-751

Prepared by and return to:
Hamid Ghalebi
500 W Sample Road
Pompano Beach, FL 33064

TG 9-3-2020

[Space Above This Line For Recording Data]

Quit Claim Deed

This Warranty Deed made this 8/28/2020 between Hamid Ghalebi, a single man, whose post office address is 500 W Sample Road, Pompano Beach, FL 33064, grantor, and AHURSA INVESTMENTS INC, a Florida Corporation, whose post office address is 500 W Sample Road, Pompano Beach, FL 33064, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Transylvania County, North Carolina to-wit:

SEE EXHIBIT A

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Jacelyn Osorio
Witness Name: Jacelyn Osorio

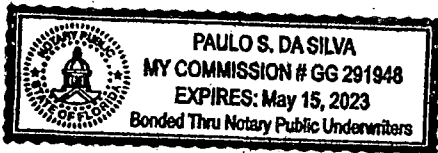
Hamid Ghalebi
Hamid Ghalebi

Witness Name: _____

State of Florida
County of Broward

6410-30-67-141-0 The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30-67-141-0 by HAMID GHALEBI. They are personally known to me or have produced a driver's license as identification.

[Notary Seal]



Paulo S. Da Silva
Notary Public

Printed Name: Paulo S. Da Silva

My Commission Expires: MAY-15-2023

EXHIBIT "A"

Being all of Lot 8 (revised) of Unit 5 of Highland Forest Subdivision, plat of which said property is recorded in Plat File 7, Slide 535, Transylvania County Register of Deeds, reference to which is hereby made for a more complete description of the property herein conveyed.

Together with a right-of-way from the cul-de-sac at Moore Lane as shown on Plat File 7, Slide 535, Transylvania County Register of Deeds subject to the rights of others to use same.

This conveyance is made subject to the restrictive and protective covenants imposed on certain lots in Highland Forest Subdivision, which said restrictions are recorded in Deed Book 324, Page 531, Transylvania County Register of Deeds.

Together with a right-of-way for travel of all kinds, on foot and with all types of vehicles, in common with all others entitled to the use thereof, over and along those certain roads which run through Highland Forest Subdivision and lead to the public road, with the right of ingress, egress and regress over and along the same.

Together with a right-of-way for electrical power lines, telephone lines, water and sewer lines over and across the property of the developer to connect with such utilities, said right-of-way to be located within the road right-of-way, with the right of ingress, egress and regress over and along the same for the purpose of installing, maintaining and repairing said utilities.