

BK 3961 PG 241 - 243 (3)

DOC# 986352

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Fee: \$26.00

Henderson County, North Carolina

William Lee King, Register of Deeds

**NO TITLE EXAMINATION  
PERFORMED BY PREPARER**

Excise Tax \$ **150.00**

Recording Time, Book and Page

Tax Parcel Reid No.: **9974888, 9974892 & 9974894**

Verified by Henderson County:

Mail after recording to:

This instrument was prepared by: Fcagan Law Firm, PLLC, P.O. Box 309, Columbus, NC 28722

Brief description for the Index

**Lots 36, 40 & 42 Silverglen Sub, Phase 3,  
Edneyville Township**

**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this 7<sup>th</sup> day of September, 2022, by and between

**GRANTOR**

**ROBO INVESTMENTS, LLC a South Carolina  
Limited Liability Company**

**Address: 4141 Hwy 9  
Boiling Springs, SC 29316**

**GRANTEE**

**JOSE ANTONIO HERNANDEZ OCAMPO  
and ELLIE K. MacLAREN as Joint Tenants  
With Right of Survivorship**

**Address: 1061 17<sup>th</sup> ST SW  
Naples, FL 34117**

Enter in appropriate block for each party: name, 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 or parcel of land situated in **Edneyville** Township, **Henderson** County, North Carolina and more particularly described as follows:

**BEING THE IDENTICAL PROPERTY DESCRIBED IN THE ATTACHED EXHIBIT "A" WHICH IS  
INCORPORATED HEREIN BY REFERENCE AS IF FULLY SET FORTH**

**THE ABOVE DESCRIBED PROPERTY IS NOT GRANTOR'S PRIMARY RESIDENCE FOR PURPOSES OF N.C.G.S. 105-317.2(2).**

The property hereinabove described was a portion of the property acquired by Grantor by instrument recorded in Book 3584, Page 529, Henderson County Registry.

A map showing the above described property is recorded in Plat Slide 5056.

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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

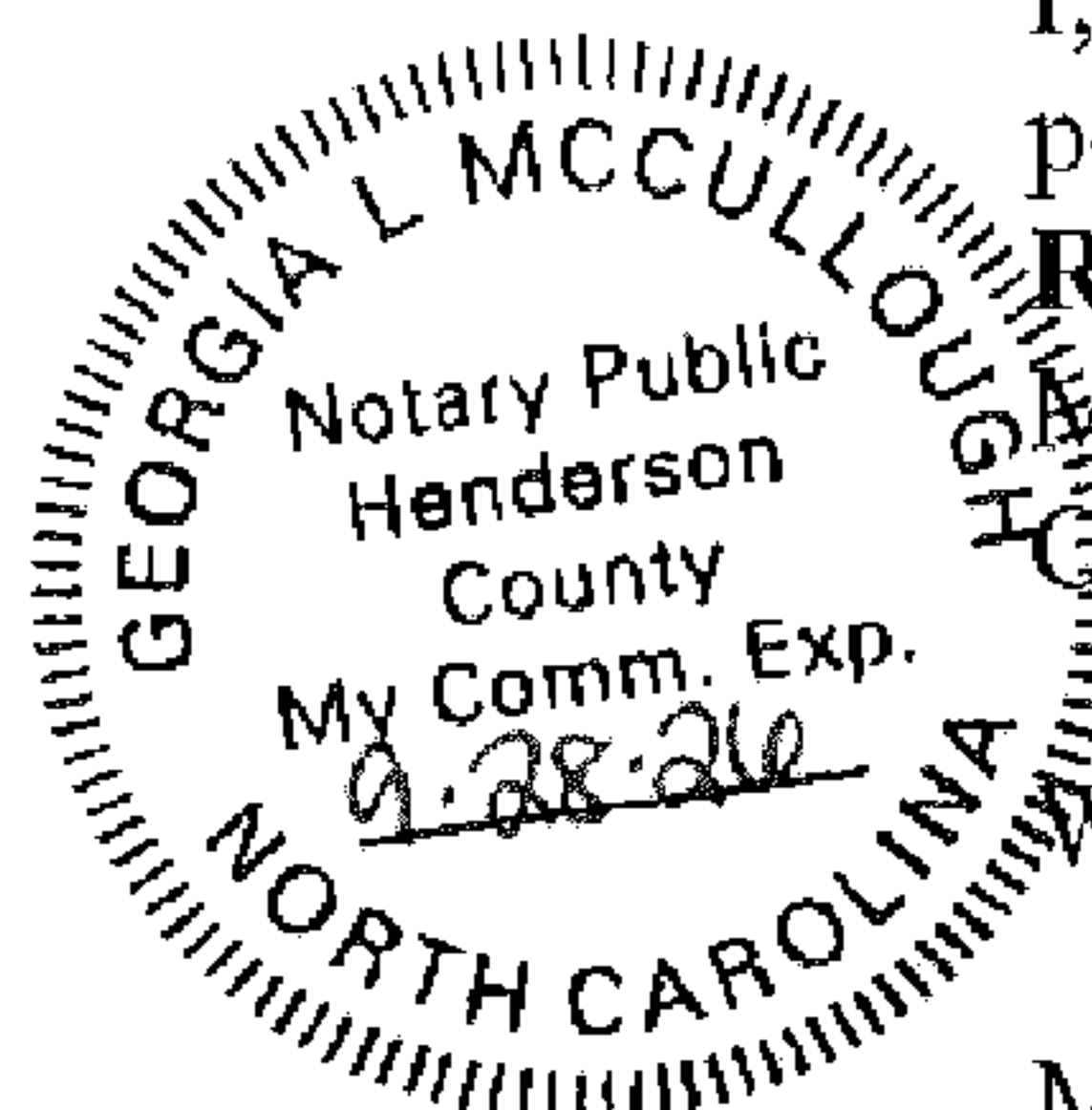
- a. Subject to all rights of way for public utilities;
- b. Subject to all rights of way for public streets, roadways, and/or easements, specifically Silverglen Way and Emerald Cove Court;
- c. Subject to any applicable provisions of the Henderson County zoning ordinances.
- d. Subject to Restrictive Covenants of Silverglen as set forth herein.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

**ROBO INVESTMENTS, LLC a South Carolina Limited Liability Company**

*Ivan Robinson*  
By: **IVAN ROBINSON, Member/Manager**

SEAL-STAMP STATE OF NORTH CAROLINA, COUNTY OF POLK



I, a Notary Public of the County and State aforesaid, certify that **Ivan Robinson**, personally came before me this day and acknowledged that he is **Member/Manager of Robo Investments, LLC a South Carolina Limited Liability Company**, and that he as **Member/Manager**, being authorized to do so, executed the foregoing on behalf of the Company.

Witness my hand and official stamp or seal, this 7<sup>th</sup> day of September, 2022.

My commission expires: 9/28/2026 *Georgia L. McCullough*  
Notary Public

**EXHIBIT "A"**

**BEING Lot 36, containing 3.21 acres, Lot 40, containing 1.04 acres and Lot 42, containing 1.66 acres, as shown and delineated upon a plat entitled, "SILVERGLEN", Phase Three of "Silverstone", Grant Mountain Properties, Inc., Edneyville Twp., Henderson Co. N.C. dated January 26, 2001 and July 6, 2004-Final Revised Plat , prepared by Gary L. Corn, Inc., Professional Land Surveyor, Hendersonville, NC; which plat is duly recorded in Plat Slide 5056, Henderson County Registry; reference being made to said recorded plat for a full and complete metes and bounds description of said tract, pursuant to North Carolina General Statutes, Section 47-30(g).**

**The above described property is a portion of that property conveyed by Grant Mountain Properties Corp. a Florida Corporation to Robo Investments, LLC a North Carolina Limited Liability Company, by deed dated October 19, 2020, recorded in Book 3584, Page 529, and a Corrective Affidavit, recorded in Book 3861, Page 608, Henderson County Registry.**

**The above described property is conveyed subject to Restrictive Covenants of Silverglen, Phase Three of Silverstone Subdivision, recorded in Book 1337, Page 634 Henderson County Registry.**