

**2024001567**TRANSYLVANIA CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$438.00

PRESENTED & RECORDED:

04-05-2024 02:22:07 PM

BETH C LANDRETH

REGISTER OF DEEDS

BY: DELIA MCCALL
DEPUTY REGISTER OF DEEDS**BK: DOC 1110****PG: 715-717****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$438.00

Return after recording to: Jordan Law Firm, PC

Brief description for the Index: Lot 33, Chasewood

This Deed was prepared by: Donald E. Jordan, Attorney at Law

This property does not include the primary residence of Grantor

This DEED is made this 3rd day of April, 2024, by and between:

GRANTOR: WJ INVESTMENT AND DEVELOPMENT, LLC,
a North Carolina Limited Liability Company
 Grantor's Address: 31 Piccadilly Place, Brevard, NC 28712

GRANTEE: FOLKESTONE POINTE, LLC,
a Delaware Limited Liability Company
 Grantee's Address: 5753 Hwy 85 N, Unit 3635, Crestview, FL 32536

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

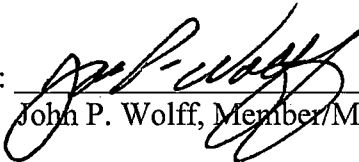
The Grantor, for a valuable consideration paid by the Grantee (the receipt of which is acknowledged) grants, bargains, sells and conveys to the Grantee in fee simple, all of the lot or parcel of land located in Catheys Creek Township, Transylvania County, North Carolina, and as is described in the attached Exhibit A. This is all of the same property acquired by Grantor by Deed recorded in Document Book 1081, Page 483, Transylvania County Registry. This conveyance is made subject to easements and rights of way of record, to any covenants of record, and to real property taxes for the 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 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, subject only to the stated exceptions.

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

WJ INVESTMENT AND DEVELOPMENT, LLC

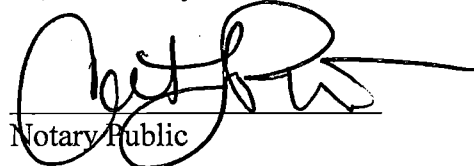
By: 
John P. Wolff, Member/Manager

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, Catherine L. Plauché, a Notary Public of the specified County and State, certify that John P. Wolff personally appeared before me this day and acknowledged that he is the Member/Manager of WJ Investment and Development, LLC, and that by authority given and as the act of the company, he signed this Deed on its behalf.

Witness my signature and official stamp or seal, this 5th day of April, 2024.

My commission expires: May 24, 2027


Notary Public

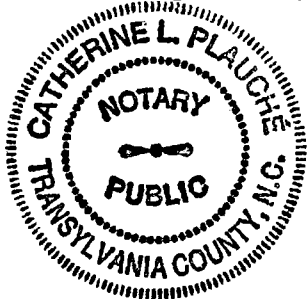


EXHIBIT A - LEGAL DESCRIPTION

All of that certain piece, parcel or lot of land, with all improvements thereon, lying and being the State of North Carolina, County of Transylvania, being known and described as all of Lot 33 of Chasewood as shown on a plat thereof recorded in Plat File 10, Slides 470-477, records of the Register of Deeds Office for Transylvania County, North Carolina, reference to which plat is invited for a more complete and accurate description of the subject real property.

Together with a right-of-way to Barberry Circle (NC State Road 1201) and Island Ford Road (NC State Road 1110) over and along the private roads shown on the recorded plat hereinabove referred to which connect the lots located in Chasewood with the public road.

Together with and subject to any and all rights of way, easements, restrictions, covenants and other matters of record or appearing upon the premises and specifically to those restrictive covenants set forth at Document Book 209, Page 195, as amended, supplemented and restated, records of the Register of Deeds Office for Transylvania County, North Carolina.