



**2017004856**

TRANSYLVANIA CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$1600.00**

PRESENTED & RECORDED  
09-15-2017 04:26:42 PM

CINDY M OWNBEY  
REGISTER OF DEEDS  
BY D REE M POWELL  
DEPUTY REGISTER OF DEEDS

**BK: DOC 818**

**PG: 1-4**

**This instrument prepared by Kimberly R. Coward of Coward, Hicks & Siler, P. A.,  
Post Office Box 1918, Cashiers, NC 28717, a licensed North Carolina attorney.**

**Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon  
disbursement of closing proceeds.**

**Rev. \$ 1,600.00; improved; not primary residence**

**PIN: 8502-72-3586-000; split transfer**

*K2 9/15/17*

STATE OF NORTH CAROLINA

COUNTY OF TRANSYLVANIA

WARRANTY DEED

THIS WARRANTY DEED is made this 14th day of September, 2017, by and between TPB, LLC, a Louisiana limited liability company, authorized to transact business in North Carolina as "Falcon Ridge Development, LLC", of Post Office Box 1544, Cashiers, NC 28717, hereinafter referred to as "Grantor," and SCOTT PENROD and wife, MONICA PENROD, of 4169 Brown Road, Parma, MI 49269, hereinafter referred to collectively as "Grantee." The terms grantor and grantee shall be used as neuter singular designation of the parties hereto, their personal representatives, heirs, successors and assigns.

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 Hamburg Township, Jackson County, North Carolina, and more particularly described as follows:

BEING ALL of Lot 22, Revised, Phase IIA, The Preserve at Rock Creek, containing 2.11 acres, as shown on a plat thereof prepared by W. Edward Hall, L.S., dated August 14, 2014 and last revised March 8, 2017, and recorded in Plat File 17, Slide 280, Transylvania County, to which reference is specifically made.

ALSO BEING a portion of the same lands as described in that certain deed recorded in Book 455, Page 698 and re-recorded in Book 28, Page 108 and Book 455, Page 700, Book 455, Page 702, Book 455, 704 and Book 455, Page 706, Transylvania County Registry, to which reference is specifically made.

TOGETHER WITH a non-exclusive right-of-way over "White Tail Drive", together with continuations thereof over the Preserve at Rock Creek subdivision road system situated in Transylvania County, North Carolina, for purposes of ingress and egress between subject property and US Highway 64.

TOGETHER WITH a non-exclusive right of way over the existing driveway situated with the area designated "Centerline of Driveway Easement to Serve Lot 22, Revised" on the above-referenced plat, for purposes of ingress and egress between subject property and "White Tail Drive" referenced hereinabove, for purposes of maintaining, repairing and/or replacing said driveway and for the purposes of installing, maintaining, repairing and/or replacing public and/or private utilities between subject property and "White Tail Drive".

TOGETHER WITH a pedestrian right-of-way within the area designated "PEDESTRIAN TRAIL EASEMENT AREA & SEPTIC SYSTEM EASEMENT TO SERVE LOT 22 0.65 ACRE" for the purposes of pedestrian ingress and egress from "White Tail Drive" and the Conservation Easement area shown on the above-referenced plat and for the purposes of maintaining, repairing and/or replacing the existing trail situated within said easement area.

TOGETHER WITH a non-exclusive easement, ten (10) feet in width, the centerline of which is designated "SEWER LINE AS CONSTRUCTED" on the above-referenced plat and TOGETHER WITH a non-exclusive easement within the area designated "PEDESTRIAN TRAIL EASEMENT AREA & SEPTIC SYSTEM EASEMENT TO SERVE LOT 22 0.65 ACRE" on the above-referenced plat, for the purpose of maintaining, repairing and/or replacing the existing septic drain lines situated within said easements areas that provide septic waste removal for the existing four (4) bedroom home situated on the above-described Lot 22, Revised.

SUBJECT TO the right-of-way of "White Tail Drive" shown on the above-referenced plat.

SUBJECT TO the terms and provisions of the Deed of Easement and Partial Assignment of Rights recorded in Book 583, Page 173, Transylvania County Registry, to which reference is specifically made.

SUBJECT TO that certain Declaration of Protective Covenants for The Preserve At Rock Creek and recorded in Book 230, Page 472, Transylvania County Registry and amended by First Amendment To The Declaration of Protective Covenants For The Preserve At Rock Creek recorded in Document Book 496, Page 689, Transylvania County Registry and amended by Second Amendment To The Declaration of Protective Covenants For

The Preserve At Rock Creek recorded in Document Book 598, Page 191, Transylvania County Registry and amended by Third Amendment To The Declaration of Protective Covenants For The Preserve At Rock Creek recorded in Document Book 681, Page 526, Transylvania County Registry, to which reference is specifically made.

In accepting this conveyance, the Grantee herein acknowledge that membership in The Preserve at Rock Creek Property Owner's Association, Inc. is an appurtenance to the property hereinabove conveyed, that the benefit and burden of such membership cannot be severed from the fee to which it is appurtenant, and that said benefits and burdens shall run perpetually with the land.

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, subject to the reservations, exceptions and limitations contained herein.

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 conveyed subject to the following exceptions:

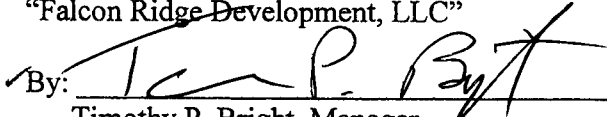
Exceptions and reservations contained in this deed and/or in instruments referenced herein.

Easements and rights-of-way for public and private roads and utilities, of public record.

Lien of ad valorem taxes for the current year and subsequent years, not yet due and payable.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed by its Manager, the day and year first above-written.

TPB, LLC, a Louisiana limited liability company,  
authorized to transact business in North Carolina as  
"Falcon Ridge Development, LLC"

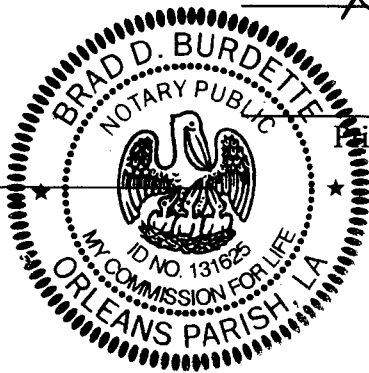
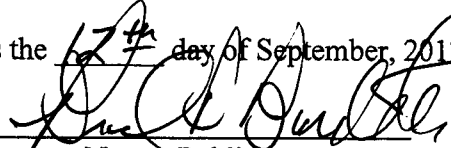
By:   
\_\_\_\_\_  
Timothy P. Bright, Manager

STATE OF LOUISIANA

COUNTY OF ORLEANS

I, a Notary Public of ORLEANS County and State aforesaid, do hereby certify that TIMOTHY P. BRIGHT, Manager of TPB, LLC, a Louisiana limited liability company, authorized to transact business in North Carolina as "Falcon Ridge Development, LLC" personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of the company.

WITNESS my hand and official stamp or seal, this the 17<sup>th</sup> day of September, 2017  
(SEAL)



Notary Public  
**BRAD D. BURDETTE**  
**NOTARY PUBLIC**  
Parish of Orleans, State of Louisiana  
Notary Number: 131625  
My Commission is Issued for Life.

My Commission Expires: \_\_\_\_\_

17-0517/ps