



2015006668

TRANSYLVANIA CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT X
\$460.00

PRESENTED & RECORDED:
12-30-2015 01:57:20 PM

CINDY M OWNBEY
REGISTER OF DEEDS
BY BETH C LANDRETH
ASSISTANT

BK: DOC 750
PG: 817-819

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$460.00 Return after recording to: Donald Jordan
Brief description for the Index: 2 Tracts, N. Caldwell St., Brevard
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 28th day of December, 2015, by and between: *December 30, 2015*
DEW

GRANTOR: **BRENDA C. SMITH, Trustee Under Trust**
Agreement of Brenda C. Smith Dated
December 28, 1998

Grantor's Address: 105 Carmen Way, Easley, SC 29642

GRANTEE: **BRACKEN MOUNTAIN PROPERTIES, LLC**
Grantee's Address: P.O. Box 63, Brevard, NC 28712

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 Brevard Township, Transylvania County, North Carolina, described in the attached Exhibit A. This is all of the property acquired by Grantor by Deed recorded in Document Book 484, Page 512, 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.

Brenda C. Smith
Brenda C. Smith, Trustee Under
Trust Agreement of Brenda C. Smith
Dated December 28, 1998

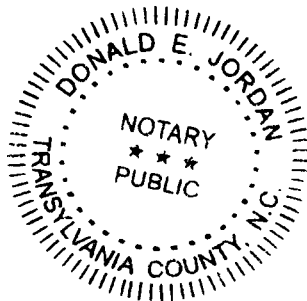
STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, Donald E. Jordan, a Notary Public of the specified County and State, certify that Brenda C. Smith, as Trustee under Trust Agreement of Brenda C. Smith dated December 28, 1998, personally appeared before me this day and acknowledged the voluntary execution of this Deed.

Witness my signature and official stamp or seal, this 28th day of December, 2015.

My commission expires: August 30, 2019

Notary Public



[Handwritten signature]

EXHIBIT "A"

TRACT 1:

BEGINNING at a 3/4 inch iron pin found in the Southeastern edge of the concrete sidewalk on North Caldwell Street, said iron pin being the Northernmost corner of Tract #2 on that certain plat prepared by E. Roger Raxter, RLS, dated April 3, 1990, said tract being the Virginia Ward Tract described in Deed Book 302, at Page 146 in the Transylvania County Registry, and running thence with the Northeastern line of said tract, South 41 deg. 52 min. 53 sec. East 114.53 feet to a 3/4 inch iron pin found; thence North 49 deg. 14 min. 42 sec. East 51.76 feet to an iron pin found; thence with the Southwestern boundary of Appletree Street, North 40 deg. 29 min. 53 sec. West 124.71 feet to an iron pin found in the Southeastern margin of the concrete sidewalk on North Caldwell Street; thence with the edge of the sidewalk, South 32 deg. 58 min. 40 sec. West 26.78 feet to another iron pin in the front of the building and in the edge of the sidewalk; thence South 43 deg. 53 min. 50 sec. West 28.98 feet to the 3/4 inch iron pin and the point of BEGINNING. Containing and being all that property described in Deed Book 291, Page 422 and Deed of Trust Book 154, Page 567 in the Transylvania County Registry, as surveyed and platted by E. Roger Raxter, RLS, on an unrecorded plat dated April 3, 1990 and entitled "Boundary Survey for Eugene F. Smith".

This conveyance is conveyed subject to a slight overlap at the rear of the building which is excepted from the warranties in this deed.

TRACT 2:

BEGINNING at an iron pin near the southern margin of North Caldwell Street, being the northwest corner of the Wilson property described in deed book 254, page 868 and running thence along the edge of North Caldwell Street, South 43 deg. 12 min. 17 sec. West 54.54 feet to an iron pin; thence South 46 deg. 09 min. 30 sec. East 110.36 feet to an iron pin; thence North 47 deg. 49 min. East 49.01 feet to an iron pin, a corner of the Wilson property above noted; thence with the western line, North 43 deg. 20 min. West 114.50 feet to the point of BEGINNING. As surveyed and platted by P. R. Raxter, RLS, on December 14, 1982.