



2021009338

TRANSYLVANIA CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$1380.00

PRESENTED & RECORDED:
12-10-2021 04:26:54 PM

CINDY M OWNBEY
REGISTER OF DEEDS

BY: KARIN SMITH
DEPUTY REGISTER OF DEEDS

BK: DOC 1015

PG: 19-21

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,380.00

Return after recording to: Donald E. Jordan

Brief description for the Index: Units 5 & 6, Carrier Bldg

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

This property does not include the primary residence of Grantor

ATH 12/10/2021

This DEED is made this 2nd day of December, 2021, by and between:

GRANTOR: **MICHAEL FILIPCZAK and
LAURIANNE BRICKNER,
Husband and Wife**
Grantor's Address: P.O. Box 129, Matlacha, FL 33993

GRANTEE: **LUNA LOFT, LLC,
a South Carolina limited liability company**
Grantee's Address: 4630 Holmes Avenue, North Charleston, SC 29405

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.

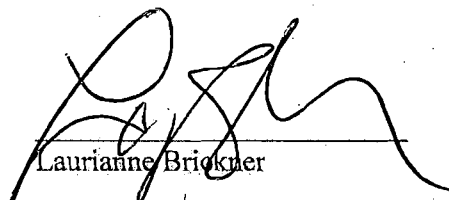
The Grantor, for a valuable consideration paid by the Grantee (the receipt of which is acknowledged) grants, bargains, sells and conveys to the Grantee in fee simple, all of the lot or parcel of land located in the City of Brevard, Brevard Township, Transylvania County, North Carolina, and as is described in the attached Exhibit A. This is all of the same property acquired by Grantor by Deed recorded in Document Book 741, Page 305, 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.


Michael Filipczak

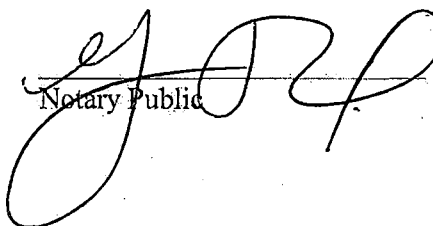

Laurianne Brickner

STATE OF Florida
COUNTY OF Lee

I, Yvena Dervil, a Notary Public of the specified County and State, certify that Michael Filipczak and Laurianne Brickner personally appeared before me this day and acknowledged the voluntary execution of this Deed.

Witness my signature and official stamp or seal, this 16th day of December, 2021.

My commission expires: 09/11/2023


Notary Public

NOTARY STAMP/SEAL HERE:

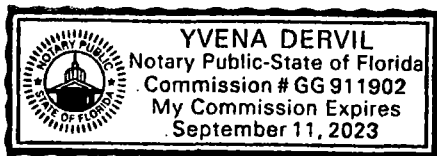


EXHIBIT A - LEGAL DESCRIPTION

All of Condominium Units 5 & 6 in the Carrier Building, a Condominium, as established in the Declaration of Unit Ownership recorded in Condominium Book 7, Page 125 at the office of the Register of Deeds for Transylvania County, and as is shown on the Plat of the Condominium recorded in Plat File 9, Slides 128 and 129.

Also conveyed is the undivided twelve percent interest in the common areas of the Condominium and the limited common elements appurtenant to Units 5 & 6.