



2022001939

TRANSYLVANIA CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$55.00

PRESENTED & RECORDED:
03-25-2022 11:04:09 AM
CINDY M OWNBEY
REGISTER OF DEEDS
BY: BETH C LANDRETH
ASSISTANT

BK: DOC 1029
PG: 775-777

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$55.00 Return after recording to: Donald E. Jordan
Brief description for the Index: Lot 5, Madison Hills
This Deed was prepared by: Donald E. Jordan, Attorney at Law
This property does not include the primary residence of Grantor

DN 3/25/22

This DEED is made this 18th day of March, 2022, by and between:

GRANTOR: **JOHN A. BADDERS and
TAMARA D. BADDERS,
Husband and Wife**
Grantor's Address: 651 20th Street NW, Largo, FL 33770
GRANTEE: **MILLS AVE PROPERTIES, LLC,
a North Carolina limited liability company**
Grantee's Address: 86 West Morgan Street, 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 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 228, Page 152, 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.

John A. Badders
John A. Badders

Tamara D. Badders
Tamara D. Badders

STATE OF FLORIDA
COUNTY OF Pinellas

I, Summer Cornell, a Notary Public of the specified County and State, certify that John A. Badders and Tamara D. Badders personally appeared before me this day and acknowledged the voluntary execution of this Deed.

Witness my signature and official stamp or seal, this 02 day of March, 2022.

My commission expires: 03/09/2024

Summer Cornell
Notary Public

NOTARY STAMP/SEAL HERE:

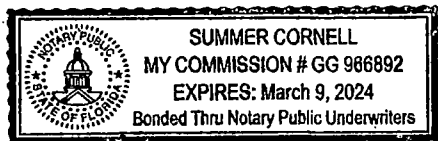


EXHIBIT A - LEGAL DESCRIPTION

BEING all of Lot 5 of Madison Hills Subdivision, Phase One, as shown on a Plat prepared by P. Robert Raxter, Jr., and recorded in Plat File 6, Slide 394, Records of Plats for Transylvania County, North Carolina, reference to which is hereby made for a more complete description.

Subject to Restrictive Covenants in Deed Book 407, Page 715, Transylvania County Registry, and all amendments thereto.