

**2021002767**

TRANSYLVANIA CO, NC FEE \$26.00

STATE OF NC REAL ESTATE EXT X

\$1000.00

PRESENTED & RECORDED:

04-08-2021 02:56:12 PM

CINDY M OWNBEY

REGISTER OF DEEDS

BY: BETH C LANDRETH

ASSISTANT

BK: DOC 976**PG: 229-231**

cl
 April 8, 2021

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,000.00

Return after recording to: Donald E. Jordan

Brief description for the Index: Townhomes 51 & 52, Phase 1, Glen Laurel Preserve

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 7th day of April, 2021, by and between:

GRANTOR:

**J. ROGER PETIT and
 SHARON H. PETIT,
 Husband and Wife**

Grantor's Address:

80 Old Rosman Hwy, Brevard, NC 28712

GRANTEE:

**BREVARD PROPERTIES, LLC,
 a North Carolina limited liability company**

Grantee's Address:

P.O. Box 152, 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 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 668, Page 830 and Document Book 916, Page 273, 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.

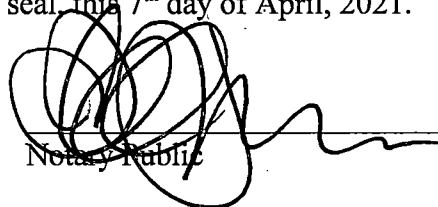
J. Roger Petit by Sharon H. Petit *Sharon H. Petit*
J. Roger Petit by his Attorney-in-Fact Sharon H. Petit
Sharon H. Petit

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, Donald E. Jordan, a Notary Public of the specified County and State, certify that Sharon H. Petit, individually and Attorney-in-Fact for J. Roger Petit, personally appeared before me this day and acknowledged the voluntary execution of this Deed.

Witness my signature and official stamp or seal, this 7th day of April, 2021.

My commission expires: August 30, 2024


Notary Public

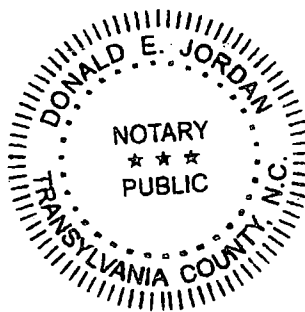


EXHIBIT A - LEGAL DESCRIPTION

Being all of Townhomes 51 and 52 (Revised) of Phase 1 of Glen Laurel Preserve as shown on a plat thereof recorded in Plat File 20, Slide 104, Records of Plats for Transylvania County.

Together with a right of way to Cherryfield Creek Road (NCSR 1332) over and along Glen Laurel Lane.

This conveyance is made subject to all easements and other matters shown on the recorded plat hereinabove referred to, to all utility easements appearing of record, and to the Declaration of Covenants, Conditions, and Restrictions for Glen Laurel Preserve, a Planned Community, recorded in the office of the Register of Deeds for Transylvania County in Document Book 467, Page 67 4, as modified by an Assignment of Special Declarant's Rights recorded in Document Book 583, Page 733, and as amended and restated in Document Book 826, Page 438.