

Doc ID: 004840160003 Type: CRP
 Recorded: 04/01/2021 at 02:52:33 PM
 Fee Amt: \$836.00 Page 1 of 3
 Revenue Tax: \$810.00
 Polk, NC
 Sheila Whitmire Register of Deeds
 BK **458** PG **125-127**

Excise Tax \$810.00 Recording Time, Book and Page

Tax Parcel Identification: **Portion of Parcels P88-157 and P88-46**
 Verified by Polk County

Assessor
 Collector
 Land Use

Mail after recording to: See Below
 This instrument was prepared by: Feagan Law Firm, PLLC, P.O. Box 309, Columbus, North Carolina 28722

Brief description for the Index
Tract 1, 8.00 Acres, Columbus Township

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 31st day of March, 2021, by and between

GRANTOR	GRANTEE
<p>RIDGE ROAD HOLDINGS, LLC A North Carolina Limited Liability Company</p> <p>Address: 331 Prospect Point Drive Tryon, NC 28782</p>	<p>JOHN LIVESEY and ELAINE MARY LIVESEY, his wife</p> <p>Address: 4365 Landrum Road Columbus, NC 28722</p>

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.q. corporation or partnership.
 The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

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 the Green Creek Township, Polk County, North Carolina and more particularly described as follows:

BEING THE IDENTICAL PROPERTY DESCRIBED IN THE ATTACHED EXHIBIT "A" WHICH IS INCORPORATED HEREIN BY REFERENCE AS IF FULLY SET FORTH

THE ABOVE DESCRIBED PROPERTY IS NOT GRANTOR'S PRIMARY RESIDENCE FOR THE PURPOSES OF N.C.G.S. 105-317.2(2)

This being a portion of the property conveyed to Grantor by deed recorded in Book 438 at Page 1220, Polk County Registry.

A map showing the above described property is recorded in Card File F, Page 1669.

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.

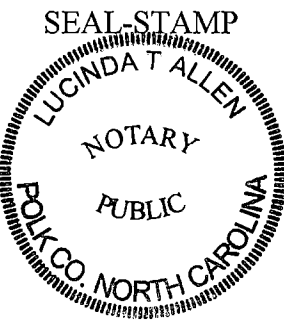
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

- a. Subject to all rights of way for public utilities;
- b. Subject to all rights of way for public streets, roadways, and/or easements.
- c. Subject to any applicable provisions of the Polk County zoning ordinances, if any.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

RIDGE ROAD HOLDINGS, LLC

Brian E Carroll (SEAL)
Brian E. Carroll, Manager



STATE OF NORTH CAROLINA, COUNTY OF POLK

I, a Notary Public of the County and State aforesaid, certify that Brian E. Carroll, personally came before me this day and acknowledged that he is the Manager of Ridge Road Holdings, LLC, a North Carolina Limited Liability Company, and that he as Manager, being authorized to do so, executed the foregoing on behalf of the Company.

Witness my hand and official stamp or seal, this 31st day of March, 2021.

My commission expires: 7/5/2022 Lucinda T. Allen
Notary Public

EXHIBIT "A"

BEING all of that certain tract or parcel of land, designated as Tract 1, containing 8.00 acres, more or less, as shown and delineated on that certain plat entitled "Boundary Survey For Ridge Road Holdings, LLC, Columbus Township., Polk County, North Carolina," dated March 24, 2021, and prepared by True North Surveying & Mapping, Columbus, NC, said plat being duly recorded in Card File F at Page 1669, in the Office of the Register of Deeds for Polk County, North Carolina; reference being made to said recorded plat for a full and complete metes and bounds description of said property, pursuant to North Carolina General Statutes 47-30(g).

TOGETHER WITH a thirty (30') foot wide perpetual, appurtenant, non-exclusive easement of ingress, egress and regress, and for installation and maintenance of utilities, over and along the existing gravel drive (South 53 degrees 70 minutes 03 seconds East 180.17 feet and South 52 degrees 56 minutes 22 seconds East 244.84 feet as center line) leading from Landrum Road, NCSR #1520, into the boundary of Tract 1, to be used in common with Tracts 2 and 3 as shown on the referenced plat. The cost of maintenance of said common drive easement shall be shared by Tracts 1, 2 and 3 on a prorata basis in order to maintain the same in an all-weather, graveled condition. Provided, that if Tracts 2 and 3 should become under one ownership, Tract 1 and Tracts 2 and 3 shall share equally in the maintenance of the common drive.

This being a portion of the identical property conveyed to Ridge Road Holdings, LLC, a North Carolina Limited Liability Company by deed dated February 5, 2019 and recorded in Book 438, Page 1220, Polk County Registry.