2024004141
TRANSYLVANIA CO, NC FEE $26.00
STATE OF NC REAL ESTATE EXTX
$300.00
PRESENTED & RECORDED:
08-29-2024 11:30:14 AM
BETH C LANDRETH
REGISTER OF DEEDS
BY: DELIA MCCALL
DEPUTY REGISTER OF DEEDS
BK: DOC 1125
PG: 847-849

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: $300.00 Return after recording to: Jordan Law Firm, PC
Brief description for the Index: 0.65 acre, Gallimore Road
This Deed was prepared by: Donald E. Jordan, Attorney at Law
This property does not include the primary residence of Grantor

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This DEED is made this 27th day of August, 2024, by and between:

GRANTOR:	**COZONE, LLC,** **a North Carolina Limited Liability Company**
Grantor's Address:	51 Wintergreen Drive, Brevard, NC 28712
GRANTEE:	**NORTH SLOPE CONSTRUCTION, LLC,** **a North Carolina Limited Liability Company**
Grantee's Address:	a North Carolina Limited Liability Company

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 474, Page 409, 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.

COZONE, LLC

By: W. Wiley S. Cozart III
Wiley S. Cozart, III, Member/Manager

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, Catherine L. Plauché, a Notary Public of the specified County and State, certify that Wiley S. Cozart, III personally appeared before me this day and acknowledged that he is the Member/Manager of Cozone, LLC, and that by authority given and as the act of the company, he signed this Deed on its behalf.

Witness my signature and official stamp or seal, this 29th day of August, 2024.

My commission expires: May 24, 2027

Notary Public

CATHERINE L. PLAUCHÉ NOTARY PUBLIC TRANSYLVANIA COUNTY, N.C.

EXHIBIT A - LEGAL DESCRIPTION

BEING all pf the 0.65 acre parcel of property as surveyed by Petit Land Surveying, PLLC and shown on a plate dated August 14, 2024 and recorded in Plat File 24, Slide 291, Transylvania County Registry.