2021001489
TRANSYLVANIA COUNTY NC FEE $26.00
STATE OF NC REAL ESTATE EXTX
$170.00
PRESENTED & RECORDED
02/25/2021 11:57:30 AM
CINDY M OWNBEY
REGISTER OF DEEDS
BY: BETH C LANDRETH
ASSISTANT
BK: DOC 968
PG: 81 - 84

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 170.00 Return after recording to: Richard B. Daniel
Brief description for the Index:
This Deed was prepared by: Richard B. Daniel, Attorney at Law
This property does not include the primary residence of Grantor
PIN# 8593-72-3039-000

This DEED is made January 30, 2021, by and between:

GRANTOR:	**JOHN MARK DEAN and RUTH ANN B. DEAN, married to each other; and PHILIP SCOTT DEAN and LARA CHRISTINE COUTINHO, married to each other**
Grantor's Address:	127 S. Edisto Ave., Columbia, SC 29205
GRANTEE:	**ROBIN BALOOCHI and SIOBHAN NICOLE BALOOCHI, married to each other**
Grantee's Address:	63 Pike Place, 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 Dunns Rock 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 204, Page 363, and Document Book 217, Page 168, 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.

Submitted electronically by "Richard B. Daniel, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Transylvania County Register of Deeds.

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 Mark Dean

Ruth Ann B. Dean

(see additional signature page)
Philip Scott Dean

(see additional signature page)
Lara Christine Coutinho

STATE OF South Carolina
COUNTY OF Richland

I, Emily Dye, a Notary Public of the specified County and State, certify that John Mark Dean and Ruth Ann B. Dean personally appeared before me this day and acknowledged the voluntary execution of this Deed.

Witness my signature and official stamp or seal, this 1st day of February, 2021.

My commission expires: 09/29/2030

Notary Public

EMILY DYE
Notary Public-State of South Carolina
My Commission Expires
September 29, 2030

EMILY DYE NOTARY PUBLIC STATE OF SOUTH CAROLINA MY COMMISSION EXPIRES 09-29-2030

ADDITIONAL SIGNATURE PAGE TO DEED FROM DEAN TO BALOOCHI

Philip Scott Dean

Lara Christine Coutinho

STATE OF North Carolina
COUNTY OF Wake

I, Hannah Wheeler, a Notary Public of the specified County and State, certify that Philip Scott Dean and Lara Christine Coutinho personally appeared before me this day and acknowledged the voluntary execution of this Deed.

Witness my signature and official stamp or seal, this 1 day of February, 2021.

My commission expires: April 24, 2022

Notary Public

HANNAH E. WHEELER NOTARY PUBLIC WAKE COUNTY, NC

EXHIBIT "A" – PROPERTY DESCRIPTION

Being all of that 5.43 acres as shown on a Recombination Plat recorded in Plat File 14, Slide 455, records of plats for Transylvania County, North Carolina, reference to which is made for a more complete description of the property being conveyed.

Subject to all matters shown on the plat referenced above, to all rights of way for roads and utilities that may presently traverse the property and those appearing of record, and to all covenants, restrictions and easements appearing of record.

Further subject to the restriction that no residence shall be constructed within 50 feet of the common property line with the Grantors of the deed recorded in Document Book 217, Page 168, Transylvania County Registry, reference to which is made for a more complete description of the restriction.