2022006749
TRANSYLVANIA CO, NC FEE $26.00
STATE OF NC REAL ESTATE EXTX
$584.00
PRESENTED & RECORDED:
10-27-2022 02:33:29 PM
BETH C LANDRETH
REGISTER OF DEEDS
BY: KARIN SMITH
ASSISTANT
BK: DOC 1058
PG: 240-244

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: $584.00 AH 10/27/22

Parcel Identifier No. 8552-53-7120-000 **Verified by** _____ **County on the** ____ **day of** _____, 20____
By: _____

Mail/Box to: Airey Law Firm, 23 South Broad Street, Suite 207, Brevard, NC 28712

This instrument was prepared by: Richard B. Daniel, Ramsey, Pratt & Camenzind P.A. (No title search performed by preparer)

Brief description for the Index: _____

THIS DEED made this 20th day of October, 2022, by and between

GRANTOR	GRANTEE
ALBS, LLC, a North Carolina Limited Liability Company	CHRIS HIPPLE, Unmarried
2018 Sherwood Avenue Charlotte, NC 28207	10008 South High Meadows Drive Black Hawk, SD 57718

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, parcel of land or condominium unit situated in the City of N/A , Eastatoe Township, Transylvania County, North Carolina and more particularly described as follows:

BEING ALL OF THE SAME LAND DESCRIBED ON THE PAGE WHICH IS ATTACHED HERETO, DESIGNATED AS EXHIBIT "A" AND INCORPORATED HEREIN BY REFERENCE.

All or a portion of the property herein conveyed ___ does or X does not include the primary residence of a Grantor.

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, other than the following exceptions:

Exceptions and reservations contained in this deed and/or in instruments referenced herein.
Easements and rights of way for public and private roads and utilities, of public record.
Lien of ad valorem taxes for the current year and subsequent years, not yet due and payable.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

ALBS, LLC, a North Carolina Limited Liability Company

By: Stephanie Lea Johnson **(SEAL)**
STEPHANIE LEA JOHNSON, Executive Manager

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: STEPHANIE LEA JOHNSON

WITNESS my hand and Notarial Seal, this the 25th **day of** October **, 2022.**

JIMI A. CHURCH
My Commission Expires
NOTARY PUBLIC
August 23, 2025
UNION COUNTY, NC

Jimi A. Church
Signature of Notary

Jimi A. Church
Printed or typed name of Notary Public

My commission expires: August 23, 2025

EXHIBIT "A" TO A DEED FROM ALBS, LLC TO HIPPLE

Being all of the same land described in a deed from Stephanie Lea Johnson and husband, Stuart Hicks Johnson, Anne Campbell Conley, an unmarried woman, Elizabeth Spencer Marquez, an unmarried woman, and Scott Michael Bohannon and wife, Lee Anne Tipton Bohannon to ALBS, LLC, dated April 10, 2021, and recorded in the office of the Register of Deeds for Transylvania County in Document Book 979, page 357, said land being more particularly described in said deed as follows:

BEGINNING on a black pine, McHargue's, Pitcher's, and Byers' corner, and runs thence North 5 deg. 30 min. West 357 feet to a stake; thence South 79 deg. 30 min. West 420 feet to a stake; thence North 56 deg. 35 min. West 78 feet to a stake; thence South 26 deg. 50 min. West 304.9 feet to a stake; thence South 13 deg. 15 min East 105.2 feet to a stake; thence South 65 deg. West 74 feet to a stake; thence South 44 deg. West 66 feet to a stake; thence South 30 deg. West 66 feet to a stake; thence South 26 deg. West 98 feet to a stake; thence South 3 deg. 30 min. West 240 feet to a spanish oak, Petit's corner; thence South 62 deg. West 81.5 feet to a stake; thence South 20 deg. 30 min. West 66 feet to a stake; thence South 40 deg. West 58 feet to a stake; thence North 87 deg. West 394 feet to a stake; thence North 7 deg. West 160 feet to a stake; thence North 23 deg. West 93 feet to a stake; thence North 33 deg. 30 min. East 147 feet to a stake at a branch; thence down with the branch the following courses and distances: North 73 deg. 30 min. East 100 feet to a stake; North 17 deg. 30 min. East 94 feet to a stake; North 69 deg. East 72 feet to a stake; North 55 deg. East 76 feet to a stake; North 20 deg. 30 min. East 29 feet to a stake; North 30 deg. 30 min. East 200 feet to a stake; North 32 deg. East 100 feet to a stake; North 46 deg. 15 min. East 160 feet to a stake; North 27 deg. 15 min. East 119 feet to a stake; North 71 deg. 30 min. East 64.5 feet to a stake; North 13 deg. East 100 feet to a stake; North 52 deg. East 154 feet to a stake; North 3 deg. 30 min. East 100 feet to a stake; North 14 deg. 30 min. East 58 feet to a stake; North 71 deg. East 69 feet to a stake; North 41 deg. East 89 feet to a stake; North 53 deg. East 100 feet to a stake; North 86 deg. East 78.5 feet to a stake; North 68 deg. East 69 feet to a stake; and North 57 deg. 30 min. East 146 feet to a stake at the forks of the branch; thence up and with another branch the following courses and distances: South 36 deg. 30 min. East 38.7 feet to a stake; South 36 deg. 45 min. East 52 feet to a stake; South 20 deg. 45 min. East 133.1 feet to a stake; South 7 deg. 30 min. East 46 feet to a stake in the branch; thence leaving the branch and running North 83 deg. 15 min. West 76 feet to an iron pin; thence South 33 deg. East 80.5 feet to a stake, Meece's corner; thence South 25 deg. East 185.5 feet to a maple; thence South 21 deg. 30 min. East 64.5 feet to a beech on the bank of the branch; thence South 35 deg. West 73 feet to a stake in the center of an old road; thence with the center of said old road the following courses and distances; South 22 deg. East 181 feet to a stake; South 2 deg. 15 min. East 100 feet to a stake; South 22 deg. 30 min. West 100 feet to a stake; South 18 deg. West 100 feet to a stake; South 8 deg. 30 min. West 100 feet to a stake; and North 79 deg. West 94 feet to the BEGINNING containing 24.9 acres, more or less, as surveyed by John J. Brown.

EXCEPTION 1: There is excepted from the above described boundary and not included in this deed a tract of land containing ½ acres, more or less, described as follows:

BEGINNING on dogwood, said dogwood located South 36 deg. West 48.5 feet from the southeast corner of the W. L. McHargue summer residence, and runs thence South 16 deg. West 101.2 feet to another dogwood; thence South 20 deg. East 198 feet to a 12 inch white oak; thence North 67 deg. 30 min. East 132 feet to a stake; thence North 36 deg. 30 min. West 262 feet to the BEGINNING. Containing ½ acre, more or less, as surveyed by John J. Brown. Also the right to use the road leading from Highway No. 178 to the above described property.

There is also conveyed hereby and herewith an easement for a right-of-way for a waterline over and across the land hereinabove excepted, with the right of ingress, egress and regress over and along said waterline for the purpose of repairing, replacing and maintaining the same.

Being all of that certain tract of land containing 24.9 acres, more or less, as described in a deed from Mary Campbell Stromire to Leon C. Stromire, dated September 11, 1984, and recorded in Book 274, page 32, Records of Deeds for Transylvania County.

EXCEPTION 2: There is excepted from the above described boundary and not included in this deed a tract of land containing 2.43 acres, more or less, being a part of the same land described in a deed to Leon C. Stromire and wife, Gail Stromire, as tenants by the entirety, dated February 12, 1996, and recorded in Book 399, Page 267, Records of Deeds for Transylvania County, and a subsequent deed from Gail Stromire and husband, Clark Pinder, dated October 25, 2006, to Gail G. Stromire, Trustee of the Gail G. Stromire Revocable Trust dated September 4, 1992, and any amendments thereto, recorded in Book Doc 380, Page 1-3, described as follows:

BEGINNING at an unmarked point in North Carolina Secondary Road 1163 located South 65 deg. 17 min. 30 sec. West 1,060.76 feet from the intersection of the center line of said road with U.S. Highway 178, said point of beginning being located just west of the intersection of a graveled 20 foot wide private road right of way with said road and also west of a culvert which runs underneath said gravel road, and runs thence from the BEGINNING leaving the center of North Carolina Secondary Road 1163 and along the center of said 20 foot wide private road right of way the following calls: South 75 deg. 01 min. 10 sec. East 53.81 feet; South 66 deg. 42 min. 25 sec. East 37.21 feet; South 50 deg. 31 min. 45 sec. East 35.02 feet; South 37 deg. 46 min. 15 sec. East 31.69 feet; South 23 deg. 42 min. 10 sec. East 42.80 feet; South 20 deg. 46 min. 05 sec. East 57.62 feet; South 25 deg. 29 min. 55 sec. East 56.14 feet; South 25 deg. 03 min. 25 sec. East 57.35 feet to an unmarked point located South 33 deg. 13 min. 10 sec. West 9.47 feet from an existing iron pin; thence leaving the center of said road, South 60 deg. 14 min. 30 sec. West, passing through a new iron pin at 22.69 feet, a total distance of 305.20 feet to an existing iron pin located in the property line of lands now or formerly belonging to Hayes as described in a deed recorded in Book 311, page 774, Records of Deeds for Transylvania County; thence along the property line of Hayes, North 36 deg. 56 min. 10 sec. West 265.14 feet to a six inch dogwood

located in the northernmost corner of Hayes; thence leaving the property line of Hayes, North 36 deg. 56 min. 10 sec. West 8.67 feet to an unmarked point in the center of a private road; thence along the center of said road the following calls: North 08 deg. 11 min. 35 sec. East 46.47 feet; North 30 deg. 01 min. 05 sec. East 38.07 feet; North 57 deg. 06 min. 55 sec. East 34.09 feet; North 85 deg. 22 min. 30 sec. East 52.24 feet; North 70 deg. 59 min. 20 sec. East 26.99 feet; North 44 deg. 51 min. 00 sec. East 29.50 feet; North 42 deg. 27 min. 50 sec. East 50.51 feet to an unmarked point in the center of the right of way of N.C. Secondary Road 1163; thence along the center of the right of way of said road, North 34 deg. 00 min. 15 sec. East 42.93 feet to the BEGINNING. Containing 2.43 acres, more or less, as surveyed by E. Cary Ayres, RLS, in July 1995, and as shown on a plat prepared by Cranston, Robertson and Whitehurst, P.C., dated July 3, 1995.

This conveyance is made subject to the rights of way of the three roads hereinabove referred to, to the rights of way of all other roads which may currently traverse the property, to all road rights of way which may currently appear of record, to the rights of way of all utility lines which may currently traverse the property and to the rights of way of all utility lines which may currently appear of record.