2024004845
TRANSYLVANIA CO, NC FEE $26.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED:
10-15-2024 01:36:51 PM
BETH C LANDRETH
REGISTER OF DEEDS
BY: DELIA MCCALL
DEPUTY REGISTER OF DEEDS
BK: DOC 1130
PG: 219-221

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: $0.00 Return after recording to: Jordan Law Firm
Brief description for the Index: Lot 53R, Mountain Brook
This Deed was prepared by: Catherine L. Plauché, Attorney at Law, Jordan Law Firm, PC
This property does not include the primary residence of Grantor

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This DEED is made this 9th day of October, 2024, by and between:

GRANTOR:	**MATTHEW A. FAIRCLOTH and VIRGINIA I. FAIRCLOTH, Husband and Wife**
Grantor's Address:	1298 Probart Street, Brevard, NC 28712
GRANTEE:	**WINTERGREEN BUILDERS, INC. a North Carolina Corporation**
Grantee's Address:	1298 Probart Street, 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 the Cathey's 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 1089, Page 153, 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.

Matthew A. Faircloth

Virginia I. Faircloth

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, Donald E. Jordan, a Notary Public of the specified County and State, certify that Matthew A. Faircloth and Virginia I. Faircloth personally appeared before me this day and acknowledged the voluntary execution of this Deed.

Witness my signature and official stamp or seal, this 15 day of October, 2024.

My commission expires: ~~May 24, 2027~~ Aug 30, 2029

Notary Public

DONALD E. JORDAN
NOTARY PUBLIC
TRANSYLVANIA COUNTY, N.C.

EXHIBIT A - LEGAL DESCRIPTION

All of that certain piece, parcel or lot of land, with all improvements thereon, lying and being the State of North Carolina, County of Transylvania, being known and described as all of Lot 53R, containing 1.020 acres, more or less, of Mountain Brook as shown on a plat thereof recorded at Plat File 23, Slide 210, records of the Register of Deeds for Transylvania County, North Carolina, reference to which plat is hereby invited for a more complete and accurate description of the subject real property.

Together with a right of way to Country Club Road (NCSR 1113) over and along the subdivision roads shown on the recorded plat referred to above.

Further subject to and together with any and all rights of way, easements, restrictions, covenants and other matters of record or appearing upon the premises and specifically to those restrictive covenants set forth in Document Book 384, Page 311, as amended in Document Book 392, Page 512, records of the Register of Deeds Office for Transylvania County, North Carolina, and as such restrictive covenants may be further amended, supplemented and/or restated of record.