

2010003821  
 MCDOWELL CO, NC FEE \$25.00  
 STATE OF NC REAL ESTATE EXT  
**\$700.00**  
 PRESENTED & RECORDED:  
**08-23-2010 01:58:33 PM**  
 JANE B MCGEE  
 REGISTER OF DEEDS  
 BY: LINDA C HARWOOD  
 DEPUTY REGISTER OF DEEDS  
**BK: CRP 1027**  
**PG: 28-30**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: **\$700.00**

Parcel Identifier No. 1741-00-25-737-4 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 By: \_\_\_\_\_

Mail/Box to: Peggy M. Saunders, Starnes, Aycock, Haire, Hogan, Saunders & Rigsbee,, 118 N. Sterling Street,

This instrument was prepared by: Starnes, Aycock, Haire, Hogan, Saunders & Rigsbee,, 118 N. Sterling Street, Morganton,

Brief description for the Index: 29.17 ACRES, PB9, PAGE 51, PLUS 0.14 ACRES

THIS DEED made this 23rd day of August, 2010 by and between

GRANTOR	GRANTEE
South Creek Vineyards & Winery, LLC 85 Montevista Avenue Marion, NC 28752	James W. Rowley and wife, Mary V. Rowley 2316 US Highway 64W Mocksville, NC 27028

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. 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 City of \_\_\_\_\_, \_\_\_\_\_ Township, \_\_\_\_\_ County, North Carolina and more particularly described as follows:

SEE ATTACHMENT - EXHIBIT "A"



*08-23-10*  
**APPROVED TO RECORD**  
**TAX DEPARTMENT**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 767 page 647.

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

A map showing the above described property is recorded in Plat Book 19 page 35.

*3*

ATTACHMENT – EXHIBIT “A”

Property Description for  
JAMES W. ROWLEY and wife, MARY V. ROWLEY  
2240 S. Creek Road, Nebo, NC

Located in Nebo Township, McDowell County, North Carolina:

Being all of that parcel containing a total of 29.31 acres, more or less, said 29.31 acres being all of that tract containing 29.17 acres, more or less, and all of that tract containing 0.14 acres, more or less, as shown on survey captioned, “Survey for James W. and Mary V. Rowley,” prepared by K. D. Suttles, P. L. S., Suttles Surveying, P. A., dated August 19, 2010, recorded in Plat Book 19, Page 35, McDowell County Registry, which is incorporated herein by reference.

The above-described property is all of that property conveyed to South Creek Vineyards & Winery, LLC, a North Carolina limited liability company, by deed dated January 15, 2004, from Klooster Brothers, LLC, a Michigan limited liability company, recorded in Book 767, Page 647, and by deed dated January 2004, from O. D. Rowe, recorded in Book 767, Page 657, McDowell County Registry.

Back References: Book 767, Page 647; Book 549, Page 63; and Book 767, Page 767, Page 657; Book 577, Page 528; McDowell County Registry. See also Plat Book 9, Page 51, McDowell County Registry.

The above parcel is subject to the right of way for South Creek Road (S. R. 1803) and to the right of way for an overhead power line as shown on the above-referenced survey.

Being further identified as McDowell County Tax Parcel #174100255253.

CRP 1027 30

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:

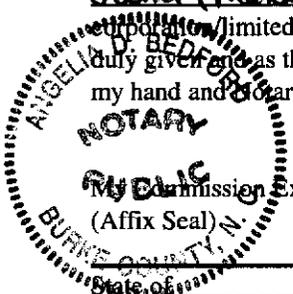
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

South Creek Vineyards & Winery, LLC (Entity Name) Print/Type Name: (SEAL)
By: F. L. Bolden Print/Type Name: (SEAL)
Print/Type Name & Title: Frank L. Bolden, Owner/Manager Print/Type Name: (SEAL)
By: Print/Type Name & Title: Print/Type Name: (SEAL)
By: Print/Type Name & Title: Print/Type Name: (SEAL)

State of - County or City of
I, the undersigned Notary Public of the County or City of and State aforesaid, certify that personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this day of , 20.

My Commission Expires: Notary Public
(Affix Seal) Notary's Printed or Typed Name

State of North Carolina - County or City of Burke
I, the undersigned Notary Public of the County or City of Burke and State aforesaid, certify that Frank L. Bolden personally came before me this day and acknowledged that he is the Owner/Manager of South Creek Vineyards & Winery, a North Carolina or corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given he as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 23rd day of August, 2010.



Angelia D. Bedford Notary Public
Notary's Printed or Typed Name

My Commission Expires: March 5, 2011
(Affix Seal)

State of - County or City of
I, the undersigned Notary Public of the County or City of and State aforesaid, certify that
Witness my hand and Notarial stamp or seal, this day of , 20.

My Commission Expires: Notary Public
(Affix Seal) Notary's Printed or Typed Name

JANE B MCGEE  
Register of Deeds

# Mcdowell County Register of Deeds

21 South Main Street, Suite A • Marion, NORTH CAROLINA 28752  
Telephone 828-652-4727 • Fax 828-652-1537 • E-Mail [jmcgeemcdowell@titlesearcher.com](mailto:jmcgeemcdowell@titlesearcher.com)



\*\*\*\*\*  
Filed For Registration: 08/23/2010 01:58:33 PM

Book: CRP 1027 Page: 28-30

Document No.: 2010003821

DEED 3 PGS 725.00

Recorder: LINDA C HARWOOD  
\*\*\*\*\*

State of North Carolina, County of McDowell

Filed for registration and Duly Recorded this 23RD day of AUGUST 2010.

JANE B MCGEE, REGISTER OF DEEDS

A handwritten signature in cursive script that reads "Linda C. Harwood".

By: \_\_\_\_\_  
DEPUTY REGISTER OF DEEDS  
\*\*\*\*\*

**DO NOT REMOVE!**

This certification sheet is a vital part of your recorded document. Please retain with original document and submit when re-recording.