

TO BE RECORDED IN THE  
MITCHELL COUNTY REGISTER  
OF DEEDS OFFICE

Date: Oct 6th, 21 Blair Hyder

**2021002262**

MITCHELL COUNTY NC FEE \$26.00  
NO TAXABLE CONSIDERATION  
PRESENTED & RECORDED  
10/06/2021 08:45:11 AM  
KATHY LAWS  
BY: KATHY LAWS  
ROD  
BK: RE 634  
PG: 260 - 264

Mitchell County

Date: 10/06/2021

PIN: 0844-00-89-3624

Taxes Paid Thru: 2020

By: Jessie Presnell

**NO TITLE EXAMINATION**

PREPARED BY: Dale W. Hensley, a licensed North Carolina Attorney, P.O. Box 1570, Burnsville, NC 28714  
*Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds. G.S. 161-31*

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

Parcel ID: Portion of 0844 00 89 3624

Revenue Stamps: \$0.00

Index: 36.22 acres, Red Hill Township

**NORTH CAROLINA**

**MITCHELL COUNTY**

**GENERAL WARRANTY DEED**

THIS DEED made this the 3<sup>rd</sup> day of September, 2021, by and between **RIDGES AT ROCK CREEK LLC, a North Carolina Limited Liability (206 Coventry Lane, Cary NC 27511)**, Grantor, to **CHRISTINA BUNDENTHAL and STEVEN T. YOUNG**, (96 Avalant, Pittsboro NC 27312), Grantee;

**WITNESSETH:**

That the said Grantor, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration given by Grantee, the receipt of which is hereby acknowledged, has and by these presents does convey to the said Grantee, that certain tract or parcel of land situate in the Red Hill Township, Mitchell County, North Carolina, and more particularly described as follows:

**DA** submitted electronically by "Dale W. Hensley, Attorney"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Mitchell County Register of Deeds.

**BEING** all of that 36.220 acre tract or parcel of land shown as Lot 6 on the plat of survey by Jim Hughes and Associates, PLS L-3515, dated March 23, 2006, and revised on April 20, 2021, recorded at Plat Book 4, Pages 260-263, Mitchell County Deed Registry to which plat being hereby made for a more particular metes and bounds description of said parcel.

**ALSO CONVEYED HEREWITH** and **SUBJECT TO** the rights of others, is a perpetual and nonexclusive easement and road right of way for the existing subdivision roadways within the Ridges at Rock Creek Subdivision as shown upon the above reference plat.

**SUBJECT TO** the Declaration of Restrictive and Protective Covenants imposed upon Ridges at Rock Creek recorded at Book 452, Page 179, Mitchell County Deed Registry.

**TITLE REFERENCE:** Being a portion of Book 452, Page 179, Mitchell County, NC Registry.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereto belonging to the said Grantee, in fee simple forever.

And the said Grantor covenants with said Grantee that he is seized of said premises in fee simple and has the right to convey in fee simple; that the same is free and clear from all encumbrances, and that he does hereby warrant and will forever defend the title to the same against the claims of all persons whomsoever.

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.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.

*Christina Budenthal*  
**CHRISTINA BUDENTHAL, Member**

*Steven T. Young*  
**STEVEN T. YOUNG, Member**

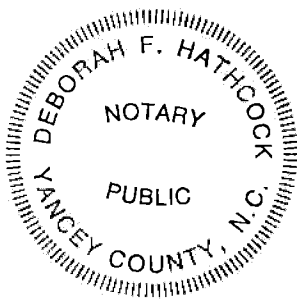
STATE OF NORTH CAROLINA  
COUNTY OF Yancey

I, Deborah F. Hathcock, a Notary Public in and for the above County and State, do hereby certify that CHRISTINA BUDENTHAL and STEVEN T. YOUNG, as members of RIDGES AT ROCK CREEK LLC, who is known to me or proved to me on the basis of satisfactory evidence to be the person(s) described, personally appeared before me this day, and being authorized to do so, acknowledged the due and voluntary execution of the foregoing instrument for the purpose stated therein.

Witness my hand and official stamp or seal, this the 12 day of August, 2021.

*Deborah F. Hathcock*  
Notary Public

My commission expires: 2.18.2023



IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.

**RIDGES AT ROCK CREEK, LLC**

Sidney L. Jennings  
**SIDNEY L. JENNINGS, Member**

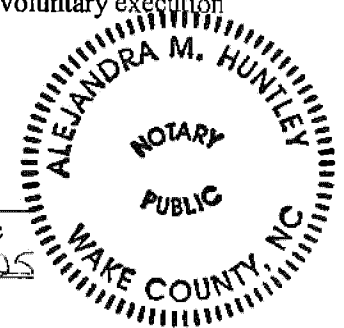
STATE OF NORTH CAROLINA  
COUNTY OF Wake

I, Alejandra M Huntley, a Notary Public in and for the above County and State, do hereby certify that SIDNEY L. JENNINGS, as member of RIDGES AT ROCK CREEK LLC, who is known to me or proved to me on the basis of satisfactory evidence to be the person(s) described, personally appeared before me this day, and being authorized to do so, acknowledged the due and voluntary execution of the foregoing instrument for the purpose stated therein.

Witness my hand and official stamp or seal, this the 30 day of August, 2021.

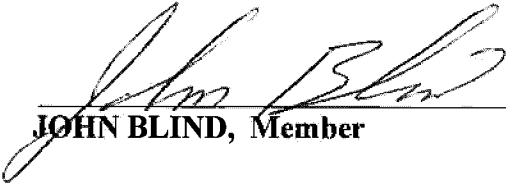
Alejandra M Huntley  
Notary Public

My commission expires: Nov. 07, 2025



IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.

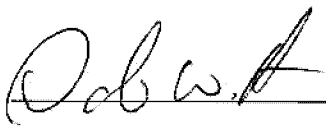
**RIDGES AT ROCK CREEK, LLC**

  
**JOHN BLIND, Member**

STATE OF North Carolina  
COUNTY OF Yancey

I, Dale W. Hensley, a Notary Public in and for the above County and State, do hereby certify that JOHN BLIND, as member of RIDGES AT ROCK CREEK LLC, who is known to me or proved to me on the basis of satisfactory evidence to be the person(s) described, personally appeared before me this day, and being authorized to do so, acknowledged the due and voluntary execution of the foregoing instrument for the purpose stated therein.

Witness my hand and official stamp or seal, this the 3<sup>rd</sup> day of September, 2021.

  
Notary Public

My commission expires: 11-28-2022

