

APPROVED BY THE TAX ASSESSOR
TO BE RECORDED IN THE
MITCHELL COUNTY REGISTER
OF DEEDS OFFICE
Date: Oct 6th, 21 Blair Hyder

Mitchell County

Date: 10/06/2021
PIN: 0844-00-89-3624
Taxes Paid Thru: 2020
By: Jessie Presnell

2021002263

MITCHELL COUNTY NC FEE \$26.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED
10/06/2021 08:51:31 AM
KATHY LAWS
BY: KATHY LAWS
ROD
BK: RE 634
PG: 265 - 269

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: 36.321 ac, Red Hill Township

NORTH CAROLINA

MITCHELL COUNTY

GENERAL WARRANTY DEED

THIS DEED made this the 3rd 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 **SIDNEY L. JENNINGS** and wife, **GLORIA JENNINGS**, (206 Coventry Lane, Cary NC 27511), 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:

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.

DALE W. HENSLEY, ATTORNEY AT LAW, PO BOX 1570, BURNSVILLE, NC 28714

BEING all of that 36.231 acre tract or parcel of land shown as Lot 5 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.

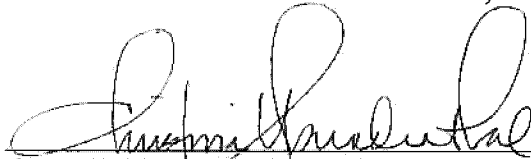
TITLE REFERENCE: Being a portion of Book 452, Page 179, Mitchell County, NC Registry.

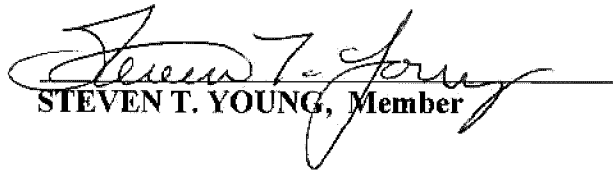
TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereto belonging to the said Grantee, in fee simple forever.

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.

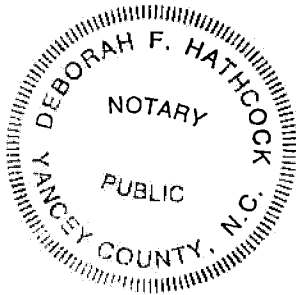

CHRISTINA BUDENTHAL, Member


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

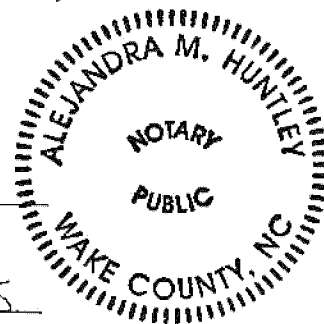
Sidney L. Jennings
SIDNEY L. JENNINGS, Member

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.

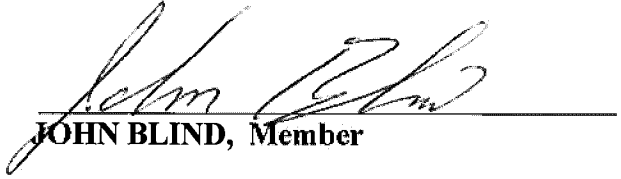
Alejandra M. Huntley
Notary Public



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.

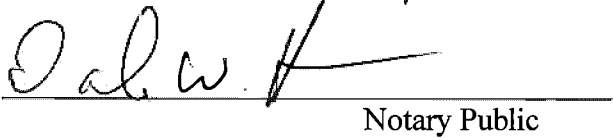
RIDGES AT ROCK CREEK, LLC

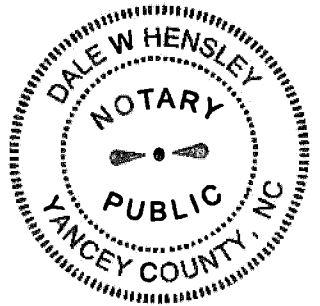

JOHN BLIND, Member

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 3rd day of September, 2021.


Notary Public



My commission expires: 11-28-2022