



2018002897

TRANSYLVANIA CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

06-14-2018 04:43:46 PM

CINDY M OWNBEY

REGISTER OF DEEDS

BY BETH C LANDRETH

ASSISTANT

BK: DOC 844

PG: 708-711

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$-0-

Return after recording to: Donald E. Jordan

Brief description for the Index: Lot M148, Mountainside Homes, Phase 2, Straus Park

This Deed was prepared by: Donald E. Jordan, Attorney at Law

This property does not include the primary residence of Grantor

Dm 6/14/18

This DEED is made this 12th day of June, 2018, by and between:

**GRANTOR: RANDALL BENTON ROOKS,
joined by his Wife,
KIMBERLY HENDL**

Grantor's Address: 231 Sherwood Ridge, Brevard, NC 28712

**GRANTEE: RBR CONSTRUCTION GROUP, LLC,
a North Carolina limited liability company**

Grantee's Address: 231 Sherwood Ridge, Brevard, NC 28712

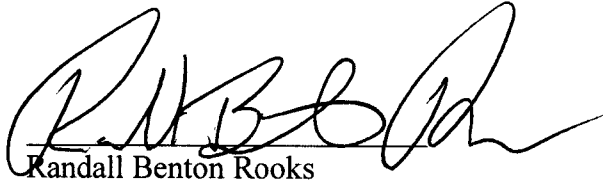
The designation Grantor and Grantee in this Deed shall include the parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

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 City of Brevard, Brevard 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 761, Page 369, 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.


Randall Benton Rooks

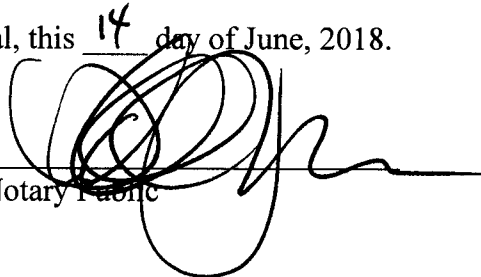
(see attached signature page)
Kimberly Hendl

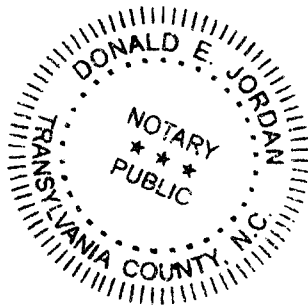
STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, Donald E. Jordan, a Notary Public of the specified County and State, certify that Randall Benton Rooks personally appeared before me this day and acknowledged the voluntary execution of this Deed.


Witness my signature and official stamp or seal, this 14 day of June, 2018.

My commission expires: August 30, 2019


Notary Public



**SIGNATURE PAGE FOR DEED FROM ROOKS TO
RBR CONSTRUCTION GROUP, LLC DATED JUNE 12, 2018**



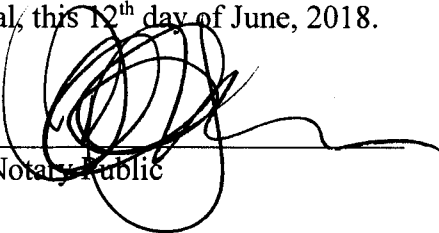
Kimberly Hendl

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

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

Witness my signature and official stamp or seal, this 12th day of June, 2018.

My commission expires: August 30, 2019



Notary Public

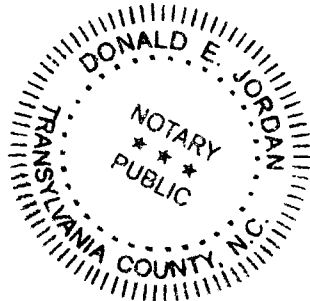


EXHIBIT "A"

Being all of Lot M148, Mountainside Homes, Phase 2, at Straus Park, as shown on this plat recorded in the Office of the Register of Deeds for Transylvania County, North Carolina in Plat File 12, Slide 73, reference to which is hereby made for purposes of further description.

Being a portion of that real property conveyed in that Trustee's Deed from James M. Edmonds, Substitute Trustee to Asheville Savings Bank, S.S.B. dated March 15, 2012 recorded in the Office of the Register of Deeds for Transylvania County, North Carolina in Book 606 at Page 531, reference to which is also hereby made for purposes of further description.