

**2019004514**

TRANSYLVANIA CO, NC FEE \$26.00

STATE OF NC REAL ESTATE EXTX

\$889.00

PRESENTED & RECORDED:

09-06-2019 12:38:53 PM

CINDY M OWNBEY

REGISTER OF DEEDS

BY: KARIN SMITH
DEPUTY REGISTER OF DEEDS**BK: DOC 892****PG: 131-133****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$889.00

Parcel Identifier No. _____ Verified by Transylvania County on the 10 day of September, 2019
By: RSMail/Box to: RAMSEY & PRATT, 35 N. Gaston Street, Brevard, NC 28712This instrument was prepared by: GAYLE E. RAMSEY

Brief description for the Index: _____

THIS DEED made this 12th day of August, 2019, by and between**GRANTOR**ARTHUR BARTON LOVE and wife,
PAMELA BROWN LOVE1388 King Road
Pisgah Forest, NC 28768**GRANTEE**33 EAST MAIN, LLC,
a South Carolina limited liability company147 Welborn Street, Ste. A2
Greenville, SC 29601

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 Brevard, Brevard Township, Transylvania County, North Carolina and more particularly described as follows:

BEING ALL OF THE SAME LAND DESCRIBED ON THE PAGE WHICH IS ATTACHED HERETO, DESIGNATED AS EXHIBIT "A" AND INCORPORATED HEREIN BY REFERENCE.

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

A map showing the above described property is recorded in Plat File _____, Slide _____.

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:

Exceptions and reservations contained in this deed and/or in instruments referenced herein.
Easements and rights of way for public and private roads and utilities, of public record.
Lien of ad valorem taxes for the current year and subsequent years, not yet due and payable.

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

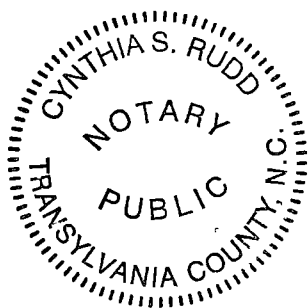
 (SEAL)
ARTHUR BARTON LOVE

 (SEAL)
PAMELA BROWN LOVE

STATE OF NORTH CAROLINA, COUNTY OF TRANSYLVANIA.

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: ARTHUR BARTON LOVE and PAMELA BROWN LOVE

WITNESS my hand and Notarial Seal, this the 28th day of August, 2019.




Cynthia S. Rudd, Notary Public

My commission expires: 6/23/2020

EXHIBIT "A" TO A DEED FROM LOVE TO 33 EAST MAIN, LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY

Being all of that certain parcel of land containing 0.053 acre, more or less, currently titled in the names of Arthur Barton Love and Pamela Brown Love having tax parcel identification number 8586-50-4914 as shown on a plat thereof recorded in Plat File 19, Slide 254, Records of Plats for Transylvania County.

It is understood and agreed that as set out in a deed recorded in the office of the Register of Deeds for Transylvania County in Deed Book 112, page 450, the eastern property line of the parcel hereinabove described is the center line of the original outside wall of the Schulman Building and an undivided one-half interest in said wall is being conveyed by this deed.

Being all of the same land described in a deed from L. S. Parsons and wife, Nelle French Parsons, to Arthur Barton Love and wife, Pamela Brown Love, dated March 29, 1978, and recorded in the office of the Register of Deeds for Transylvania County in Deed Book 228, page 962.

This conveyance is made subject to the restriction set out in a deed recorded in the office of the Register of Deeds for Transylvania County in Deed Book 87, page 83, that "neither the parties of the second part, nor their heirs, assigns or tenants shall or will erect, or suffer, or permit to be erected on any part of said land hereby conveyed, without the consent in writing of the owners of Lots 1, 3 and 4, and the remaining portion of Lot 2, of the Elise H. Walker property as shown by the plat hereinabove referred to, any garage, filling station or building to be used as such, and he nor they shall, nor will use or suffer, or permit to be used, erected or connected, any building or structure erected or to be erected on said premises for any of the above mentioned prohibited purposes, businesses or uses."

Together with a right of way for foot and vehicular traffic over and along the 12 foot wide gravel alley shown on the recorded plat hereinabove referred to which extends from the parcel hereinabove described to Gaston Street in common with the other property owners served by said alley.