

PENDING PVIEW FOR TAX LISTING

DATE 3-4-16 BY SD



**2016001635**  
HAYWOOD CO, NC FEE \$26.00

**NO TAXABLE CONSIDERATION**

PRESENTED & RECORDED  
03-04-2016 03:24:50 PM

SHERRI C. ROGERS  
REGISTER OF DEEDS  
BY STACY C. MOORE  
DEPUTY

**BK: RB 902**  
**PG: 205-208**

**HAYWOOD COUNTY TAX CERTIFICATION**

There are no delinquent taxes due that are a lien  
against parcel number(s) 8645 00 4113

Mike Matthews, Haywood County Tax Collector

Date: 3-4-16 By: cel

Prepared by & Return to: Agatha B. Guy  
Attorney at Law  
559 West Main Street  
Sylva, North Carolina 28779

Excise Tax: \$0.00

PIN: 8645-00-4113

STATE OF NORTH CAROLINA  
COUNTY OF HAYWOOD

**WARRANTY DEED**

This WARRANTY DEED is made this 24<sup>th</sup> day of February, 2016 by and between **APPALACHIAN ANTIQUE HARDWOODS, LLC, a North Carolina Limited Liability Company**, of Post Office Box 167, Waynesville, North Carolina 28786, hereafter referred to as "GRANTOR", and **TWP GROUP, LLC, a North Carolina Limited Liability Company**, hereinafter referred to as "GRANTEE" of Post Office Box 167, Waynesville, North Carolina 28786;

**WITNESSETH:**

That 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 Grantees in fee simple, all that certain lot or parcel of land situated in Pigeon Township, Haywood County, North Carolina, and more particularly described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED BY EXPRESS REFERENCE AS IF FULLY SET FORTH HEREIN**

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

TOGETHER WITH and SUBJECT TO conditions, limitations, easements, restrictions, and rights of way of record and utility lines and rights of way in existence over, under or upon the above described property. Also Subject To the ad valorem taxes for the year 2016, and all subsequent years.

The real property described herein and all improvements thereon (collectively the "Property") is being transferred and conveyed to the Grantee **SUBJECT TO** the terms and conditions of the North Carolina Deed of Trust and Security Agreement dated the 3<sup>rd</sup> day of December, 2013 (the "Deed of Trust"), granted by the Grantor to BB&T Collateral Service Corporation, as Trustee, for the benefit of Branch Banking and Trust Company, as Beneficiary, to secure the Grantor's maximum principal indebtedness of \$700,000.00 payable to such Beneficiary and other obligations set forth therein, recorded in the Office of the Register of Deeds of Haywood County, North Carolina, in Deed Book 858, Page 2142, and which shall remain unchanged and in full force and effect. Upon any occurrence of an Event of Default under the Deed of Trust, Beneficiary shall have all rights and remedies against the Grantor and the Property set forth in the Deed of Trust, including without limitation the right to foreclose upon the Property and to collect all rents therefrom.

**LEGAL DESCRIPTION NOT VERIFIED BY PREPARER.**

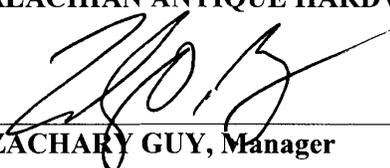
**TITLE NOT SEARCHED BY PREPARER.**

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, and that Grantor, will warrant and defend the title against lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

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

**APPALACHIAN ANTIQUE HARDWOODS, LLC**

BY:  (SEAL)

**ZACHARY GUY, Manager**

STATE OF NORTH CAROLINA  
COUNTY OF Haywood

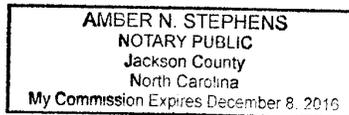
I, Amber N. Stephens, a Notary Public of Jackson County and state of North Carolina, certify that **ZACHARY GUY** personally came before me this day and acknowledged that he is Manager of Appalachian Antique Hardwoods, LLC, a North Carolina Limited Liability Company, and that he as Manager being authorized to do so, executed the foregoing and annexed instrument, for the purposes therein expressed, on behalf of the company.

Witness my hand and seal this the 24<sup>th</sup> day of February, 2016.

Amber N. Stephens

Notary Public

My commission expires: 12/8/2016



**EXHIBIT "A"**

BEGINNING at an iron pipe at intersection of north margin of NC Highway No. 215 with west margin of NCSR No. 1877, southeast corner of Lot No.8 of the Minnie Terrell property as shown on plat recorded in Plat Book F, page 56, Haywood County registry, and runs with said margin of NC Highway No. 215 S. 81 deg. 45 min. 19 sec. W. 197.14 feet to a point at the southwest corner of Lot No. 1 of said subdivision; thence S. 02 deg. 42 min. 33 sec. E. (passing a nail at 6.89 feet) 15.07 feet to a point in center of NC Highway No. 215; thence with center thereof S. 85 deg. 52 min. 52 sec. W. 158.44 feet to a nail found in center of road; thence with line of Layman tract described in Deed Book 369, Page 1052, N. 00 deg. 30 min. 03 sec. E. (passing an iron pipe at 23.00 feet, running with rail fence and thereafter with and near a chainlink fence) 332.63 feet to an iron pipe in line of Rigdon tract described in Deed Book 111, Page 377; thence with the line of that tract N. 88 deg. 29 min. 14 sec. E. 139.80 feet to an iron pin in line of Rigdon tract described in Deed Book 244, Page 506; thence with line of that tract S. 02 deg. 42 min. 33 sec. E. 11.81 feet to an iron pipe, corner between Lots Nos. 20 and 21 of the aforementioned Terrell property; thence with the line between those lots N. 81 deg. 45 min. 19 sec. E. 198.28 feet to an iron pipe in west margin of NCSR No. 1877; thence with that road margin S. 02 deg. 29 min. 27 sec. E. 298.53 feet to the BEGINNING, containing 2.473 acres, as shown on survey and plat dated April 12, 1997, Drawing No. A-047-97 by L. Kevin Ensley, R.L.S.

BEING the same lands and premises as described in a deed dated the 6<sup>th</sup> day of January, 2012 from Kim's Canton Real Estate, LLC to Appalachian Antique Hardwoods, LLC recorded in Deed Book 816, Page 501, Haywood County Public Registry.

For further sources of title see Deed Book 506, Page 1199; Deed Book 458, Page 1130; Deed Book 336, Page 312; and Deed Book 256, Page 224, Haywood County Public Registry.