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**NORW CAROLINA GENERAL WARRANTY DEED**

Excise T 15.00

Parcel Identifier: 60303

Return to: ee

This Instrument prepared by: Jennifer B. Lewis

Brief description of Index: Lot 22, Broad River Highlands, Phase 1

This deed is dated this 20<sup>th</sup> day of January, 2022.

<p><b>GRANTOR</b> Broad River Highlands Pro Owners Association, Inc. 2013</p>	<p><b>GRANTEE</b> NC BlueLine Properties, LLC, a North Carolina Limited Liability Company</p> <p>Property Address: 160 Broad River Highlands Dr., Mooresboro, NC 28114 Mailing Address: P O Box 1179 Cornelius, NC 28031-1179</p>
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The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, 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 or parcel of land situated in Cleveland County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED FULLY HEREIN BY REFERENCE

X◇

submitted electronically by "JENNIFER B LEWIS, PLLC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Cleveland county Register of Deeds.

Xy◇

1', The property herein above described was acquired by Granter by instrument recorded in Book 1843, Page 926, Cleveland County Registry.

or a portion of the property herein conveyed\_ includes or \_x\_ does not include the primary residence of a Granter

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

Title to the property hereinabove described is subject to the following exceptions: Taxes for the 2022 and thereafter which are not yet due and payable. Conditions, Covenants and Restrictions recorded in Book 1527, Page 2211, Cleveland County Registry. Easements and Rights-of-way of record as shown on Plat Book 31, Pages 98-100, Cleveland County Registry.

IN WITNESS WHERE the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and Year first above written.

Broad River Highlands Property Owners Association, Inc.

M u w . Steph (SEAL) \_\_\_\_\_ (SEAL)

STATE OF NORTH CAROLINA  
COUNTY OF Cleveland

I, Stephan.c Lynne Stearns O, a Notary Public of the state and county aforesaid, certify that Jeff Tubbs personally appeared before me this day and acknowledged that he is the President of Broad River Highlands Property Owners Association, Inc. and that by authority duly given and as the act of each entity, he signed the foregoing instrument in its name on its behalf as its act and deed.

WITNESS my hand and Notarial Seal this \_\_\_\_\_ of \_\_\_\_\_, 2022.

[NOTARY SEAL] Stephan.c Lynne Stearns O  
Notary Public

My Commission Expires: 11/21/2014

EXHIBIT "A"

STEPHANIE LYNNE STEARNS  
NOTARY PUBLIC  
CLEVELAND COUNTY  
NORTH CAROLINA  
MY COMMISSION EXPIRES 11/21/2014

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EXHIBIT "A"

ING known and designated as Lot 22 as shown on the Map of Broad River Highlands Phase 1 as  
rded in Plat Book 31, Pages 98 through 100, in the Office of the Register of Deeds of Cleveland  
ty, North Carolina. Also, as more specifically described in that deed recorded in Book 1534, Page  
693 in the Cleveland County, North Carolina Registry.

The e described tract is conveyed and accepted subject to those Restrictive Covenants as  
record Book 1527, Page 2211 in the Cleveland County Registry.

For further reference, see Deed Book 1843, Page 925, Cleveland County Registry.

Cb

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