

INTERNET 1/8/1869

2014-001516 B: 1673 P: 0612
02/26/2014 12:17:53 PM Total Pages: 3 Fees: 1038.00
Bonnie E. Reece, Register of Deeds, Cleveland County, NC

Receipt 14-2764 2014-001516
Issued 02/26/2014 Cleveland County, NC
by Bonnie E. Reece Register of Deeds
Excise Amount: \$1012.00 Excise ID 027711
Real Estate Excise Tax

3 (?: RECORDING FEES _____ REVENUES _____)

SPECIAL WARRANTY DEED

Excise Tax 1,012.00

Tax ID#: - - - - w - - - - -

Property Address: ~~PLAGE AND LOTS BROAD RIVER HIGHLANDS, MOORESBORO, NC~~

Mail to: *AL-7
IC14.\loc'-{o Sheet 1A\~J. Ci-tv,CA ostt'1.3

Drawn by: Lancast & Trotter, P.A.
4430 Par oad
Charlotte, ..MC 28209
(704) 525-1-702

STATE OF NORTH CAROLINA, 0,
COUNTY OF CLEVELAND

THIS INDENTURE Made ¹²th's 10th J.A. day of 1U011HL'1.L., 2014,
between TD BANK, N.A., he ter GRANTOR, and JBLP, LLC hereafter
GRANTEE. The designation tor and Grantee as used herein shall
include said parties, their h s, successors, and assigns, and shall
include singular, plural masc e, feminine or neuter as required by
context.

WITNESSETH, that the Grantor, for (a)valuable consideration paid by the
Grantee, the receipt of which is h'.Qy acknowledged, has and by these
presents does grant, bargain, sell convey unto the Grantee in fee
simple, all that certain lot or parcel of land situated in CLEVELAND
County, North Carolina and more part larly described as follows:

See Exhibit "A" attached hereto ncorporated herein by
reference.

TOGETHER WITH all rights, includ special declarant
rights transferred to Granter pursuant foreclosure under
NCGS 47F-3-104 (if applicable).

Deed Reference: Book 1655 Page 247 (?:

TO HAVE AND TO HOLD the aforesaid lot or pa of land and all
privileges and appurtenances thereto belonginef";B Grantee in fee
simple.

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TRACT I

BEING KNOWN AND DESIGNATED as a tract, or tracts, consisting of 160.2 acres as shown on the map entitled "Proposed Conveyance to: Fall Creek Land Co., Inc. from Jim Spry and wife, Mary Beth Spry" prepared by Nathan Odom, Professional Surveying Services, dated June 5, 2007, and as recorded in Plat Book 31, Page 54, in the Office of the Register of Deeds of Cleveland County, North Carolina, reference to which is hereby made for a more particular description:

TRACT II

BEING KNOWN AND DESIGNATED as Lot Numbers 2 through 36, inclusive, as shown on the maps of BROAD RIVER HIGHLANDS, PHASE ONE, as recorded in Plat Book 31, Pages 98 through 100 in the Office of the Register of Deeds of Cleveland County, North Carolina, reference to which is hereby made for a more particular description.

SAVE AND EXCEPT Lots 5, 22, 28, 29, 31, and 34 as shown on the maps BROAD RIVER HIGHLANDS PHASE ONE, as recorded in Plat Book 31, Pages 98 through 100 in the Office of the Register of Deeds of Cleveland County, North Carolina, reference to which is hereby made for a more particular description -

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