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DEED
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2022003425
YANCEY COUNTY, NC
SUSAN JOBE
REGISTER OF DEEDS

NC FEE \$26.00
STATE OF NC
REAL ESTATE
EXTX \$260.00

TOTAL \$286.00

This instrument was prepared by Donny J. Laws, Attorney at Law, P.O. Box 397, Burnsville, NC, 28714, without review or examination of the title to the hereinafter described property and no opinion or representations are being made, either express or implied as to marketability of the same, by said attorney.

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$260

Parcel Identification Numbers: 987100873409000 11-14-2022 DJW

THIS DEED made this ____ day of November 2022, by and between

The property does not contain the primary residence of the Grantor herein

(NO TITLE EXAMINATION PREFORMED BY PREPARER OF DEED)

GRANTOR	GRANTEE
SIMMS FORK, LLC 48 Patton Avenue Asheville, NC 28801	DAKOTA W. PACE and husband, MICHAEL W. PACE 5679 Highway 71 Shelby, AL. 35143

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.

Submitted electronically by "Clement Law Firm, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Yancey County Register of Deeds.

WITNESSETH, that for good and valuable consideration paid by Grantee, the receipt and legal sufficiency of which is hereby acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the Cane River Township, Yancey County, North Carolina and more particularly described as follows (the "Property"):

See attached "Exhibit A"

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor has done nothing to impair such title as Grantor received, and Grantor shall warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

1. Easements, restrictions, and rights of way of record, if any; and
2. Matters which would be reflected on a current survey of the Property.

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina Special Warranty Deed, if an entity by its duly authorized representative.

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SIMMS FORK, LLC

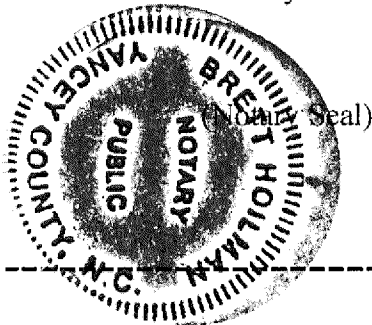
BY: Gretchen Banks
Gretchen Banks, Member/Manager

STATE OF NORTH CAROLINA

COUNTY OF Yancey

I, Brett Holtman, a Notary Public of the aforesaid state and county, do hereby certify that Gretchen Banks, personally appeared before me this day and acknowledged that they are the Member/Manager of Simms Fork, LLC, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed.

WITNESS my hand and official stamp or seal this the 10th day of November, 2022



Brett Holtman
Notary Public
My commission expires: 4-13-27

EXHIBIT "A"

BEING ALL that parcel or tract of land containing 50.26 acres, more or less, as shown and delineated on a survey prepared by Dallas G. Miller, PLS, L-1445 dated 19 March, 2014 with a drawing number of 13135-01A as recorded of record at Yancey County Plat Book 4, Page 56.

TITLE REFERENCE: Yancey County Deed Book 701, Page 157; Deed Book 701, Page 160.