

APPROVED BY TAX ASSESSOR TO
RECORDED IN THE MITCHELL COUNTY
REGISTER OF DEEDS OFFICE
DATE 4-25-2014



2014000830

MITCHELL CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$1720.00

PRESENTED & RECORDED:
04-25-2014 01:18:44 PM

KATHY LAWS
REGISTER OF DEEDS
BY: LORI PITMAN
DEPUTY

BK: RE 547

PG: 464-466

Mitchell County
Date 4/25/2014
PIN 0835-00-58-2710
Taxes PAID thru 2013
By Sandra Buleson

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$1,720.00
Parcel Identifier No. 0835-00-58-2710 Verified by Mitchell County on the ____ day of _____, 20__
By: _____

Prepared by: Dan Hitchcock, Esq., of Adams Hendon Carson Crow & Saenger, P.A.
This instrument is prepared by, Dan Hitchcock, a licensed North Carolina attorney. Delinquent taxes, if any, are to be paid by the closing attorney to the County Tax Collector upon disbursement of the closing proceeds
Return to: Elizabeth L. Holmes, Esq., P.O. Box 615, Spruce Pine, NC 28777

Brief description for the Index: _____

THIS DEED made this the 24th day of April, 2014, by and between

GRANTOR	GRANTEE
Appalachian Acquisitions Group, LLC, a	Zachary R. Johnson or Alynn M. Johnson,
North Carolina limited liability company	Trustees, under the Zachary R. Johnson
76 Jump Cove Road	Living Trust, dated September 2, 2011
Weaverville, NC 28787	519 W. Harrison Ave
	Wheaton, IL 60187

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.q. corporation or partnership.

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 Mitchell County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 526 at Page 924 in the Office of the Register of Deeds for Mitchell County, North Carolina.

A map showing the above described property is recorded in Plat Book ____ at Page ____.

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

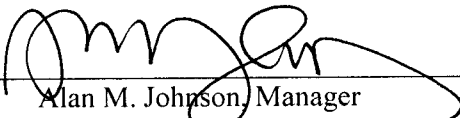
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

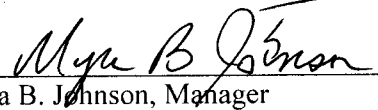
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

Subject to easements, restrictions and rights-of-way of record, and to 2014 ad valorem taxes prorated to the date of closing.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed by its duly authorized Managers as of the day and year first above written.

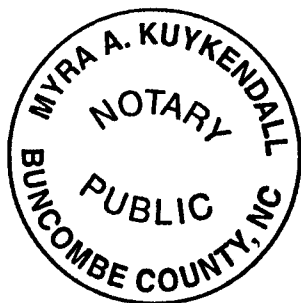
APPALACHIAN ACQUISITIONS GROUP, LLC

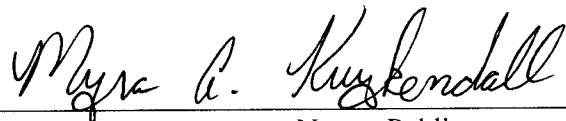
By:  (seal)
Alan M. Johnson, Manager

By:  (seal)
Myra B. Johnson, Manager

STATE OF NORTH CAROLINA COUNTY OF BUNCOMBE

I, a notary public of the state and county aforesaid, 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: Alan M. Johnson and Myra B. Johnson, each in his or her capacity as Manager of Appalachian Acquisitions Group, LLC. Witness my hand and official stamp or seal, this the 24th day of April, 2014.




Notary Public
Print Name: Myra A. Kuykendall
[Note: Notary Public must sign exactly as on notary seal]
My Commission Expires: 10-9-2015

 [NOTARY SEAL] (MUST BE FULLY LEGIBLE)

**EXHIBIT A
TO
GENERAL WARRANTY DEED**

Legal Description of Property

BEING that certain parcel or tract of land lying and being in Bradshaw Township, Mitchell County, North Carolina, and being more particularly described as follows:

FIRST TRACT: BEING the Third, Fourth, Fifth, Sixth, and Seventh Tracts and all remaining unsold parcels of the Eighth Tract described in a deed dated 12 November, 1936 from C.A. Peterson and wife, Norene Peterson to Ira V. Peterson of record in the Mitchell County Deed Registry at Deed Book 97, Page 605, reference to which is hereby made for more definite and particular descriptions of said lands.

SECOND TRACT: BEING that certain parcel or tract of land described in a deed from D.W. Tipton and wife, Julia Tipton to I.V. Peterson and wife, Dorothy Peterson, dated 27 November 1937 and recorded in the Mitchell County Deed Registry at Book 96, Page 197, reference to which is hereby made for a more definite and particular description.

FOR FURTHER TITLE REFERENCES see Mitchell County Deed Book 331, Page 626, Mitchell County Deed Book 331, Page 628 and Mitchell County Deed Book 331, Page 630

Also being all of the property conveyed by deed recorded in Book 526 at Page 924 of the Office of the Register of Deeds for Mitchell County.

TOGETHER with the benefits and burdens of the easements described in that certain *Easement Agreement* recorded in Book 540 at Page 102 of the Office of the Register of Deeds for Mitchell County.