



2013006365

MCDOWELL CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
12-30-2013 12:47:57 PM

TONIA R HAMPTON
REGISTER OF DEEDS

BY: KAREN BURRELL
DEPUTY REGISTER OF DEEDS

BK: CRP 1119

PG: 288-290

Tax Collector certifies that no delinquent taxes are due. Certification expires Jan. 6th of the year following certification date.

In Watershed Not In Watershed

Approved to Record – Tax Department

Date: 12-30-13 By: SM

Parcel # 0637726484

Excise Tax \$-0- | Recording Time, Book and Page
Tax Map No. _____ Parcel Identifier No. _____

Mail after recording to William H. Christy, Atty., Stone and Christy, P.A., 110 N. Dougherty St., Blk. Mtn., NC 28711
This instrument was prepared by William H. Christy, Attorney, a licensed North Carolina attorney. Delinquent taxes, if any, are to be paid by the closing attorney, William H. Christy, to the county tax collector upon disbursement of closing proceeds. This deed was prepared at the request of the Grantor based upon information provided by the Grantor, and without title examination, survey, or verification of property description.

**NORTH CAROLINA
GENERAL WARRANTY DEED**

THIS DEED made this 20th day of December, 2013, by and between

GRANTOR
RUBI RODRIGUEZ, Unmarried
121 Riverbluff Road
Littleton, NC 27850

GRANTEE
CRESTON DEVELOPMENT, LLC, a NC Limited Liability Company
3000 Creston Drive
Black Mountain, NC 28711

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 City of _____, Crooked Creek Township, McDowell County, North Carolina, and more particularly described as follows:

SEE ATTACHED DESCRIPTION

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

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1076, Page 415 (Portion of).

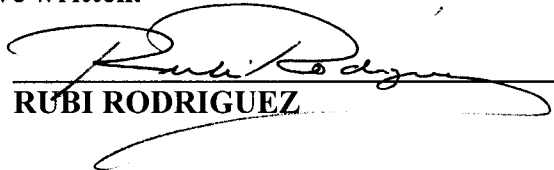
A map showing the above described property is recorded in Plat Book 23, page 24.

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 whomever except for the exceptions hereinafter stated.

Title to the property hereinabove described is hereby conveyed subject to all valid and subsisting restrictions, reservations, covenants, conditions, rights of ways and easements properly of record, if any, ad valorem taxes for the current year and subsequent years, and any local, county, state, or federal laws, ordinances, or regulations relating to zoning, environment, subdivision, occupancy, use, construction, or development of the subject property, including existing violations of said laws, ordinances, or regulations.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, or, if corporate, has caused this Deed to be executed by its duly authorized officers and its seal to be hereunto affixed, the day and year first above written.

 (SEAL)
RUBI RODRIGUEZ

STATE OF NORTH CAROLINA
COUNTY OF Halifax

Personally appeared before me this day the said RUBI RODRIGUEZ, Unmarried, known to me personally or who produced satisfactory evidence of his or her identity in the form of a drivers license, and who acknowledged that they voluntarily executed the foregoing instrument for the purposes stated therein this the 20 day of December, 2013.

My Commission Expires:
6-23-2016


Notary Public Shirley V. Williams

(SEAL)
SHIRLEY V. WILLIAMS
NOTARY PUBLIC
Halifax County, North Carolina

*Description of property for transfer from RUBI RODRIGUEZ, Unmarried
to CRESTON DEVELOPMENT, LLC, a NC Limited Liability Company*

BEGINNING at a point, which point on the margin of Creston Drive and which is the northernmost common corner of Tracts C43 and C42 as shown on that Plat of Creston as recorded in Plat Book 20 at Page 84, McDowell County Registry, and runs thence with the common line of those two lots as shown on said Plat South 39°36'04" East 459.17' to a point, being the southernmost common corner of Tracts C43 and C42 as shown on that Plat of Creston as recorded in Plat Book 20 at Page 84, McDowell County Registry; thence South 50°23'56" West 15.03 to a point, being the new southernmost common corner of Tracts C43 and C42 as shown on a new Plat of Creston recorded in Plat Book 23 at Page 24, McDowell County Registry; thence North 36°32'45" West 485.70' to a point on the margin of Creston Drive, and being the new northernmost common corner of Tracts C43 and C42 as shown on a new Plat of Creston recorded in Plat Book 23 at Page 24, McDowell County Registry; then North 57°52'24" East 15.04' to the point and place of **BEGINNING**, and being a strip approximately 15' in width that was a portion of Tract C42 as shown on that Plat recorded in Plat Book 20 at Page 84, McDowell County Registry and that is being added to Tract C43, as shown on that Plat recorded in Plat Book 23 at Page 24, McDowell County Registry.

BEING a portion of McDowell County Tax PIN 0638-72-6484