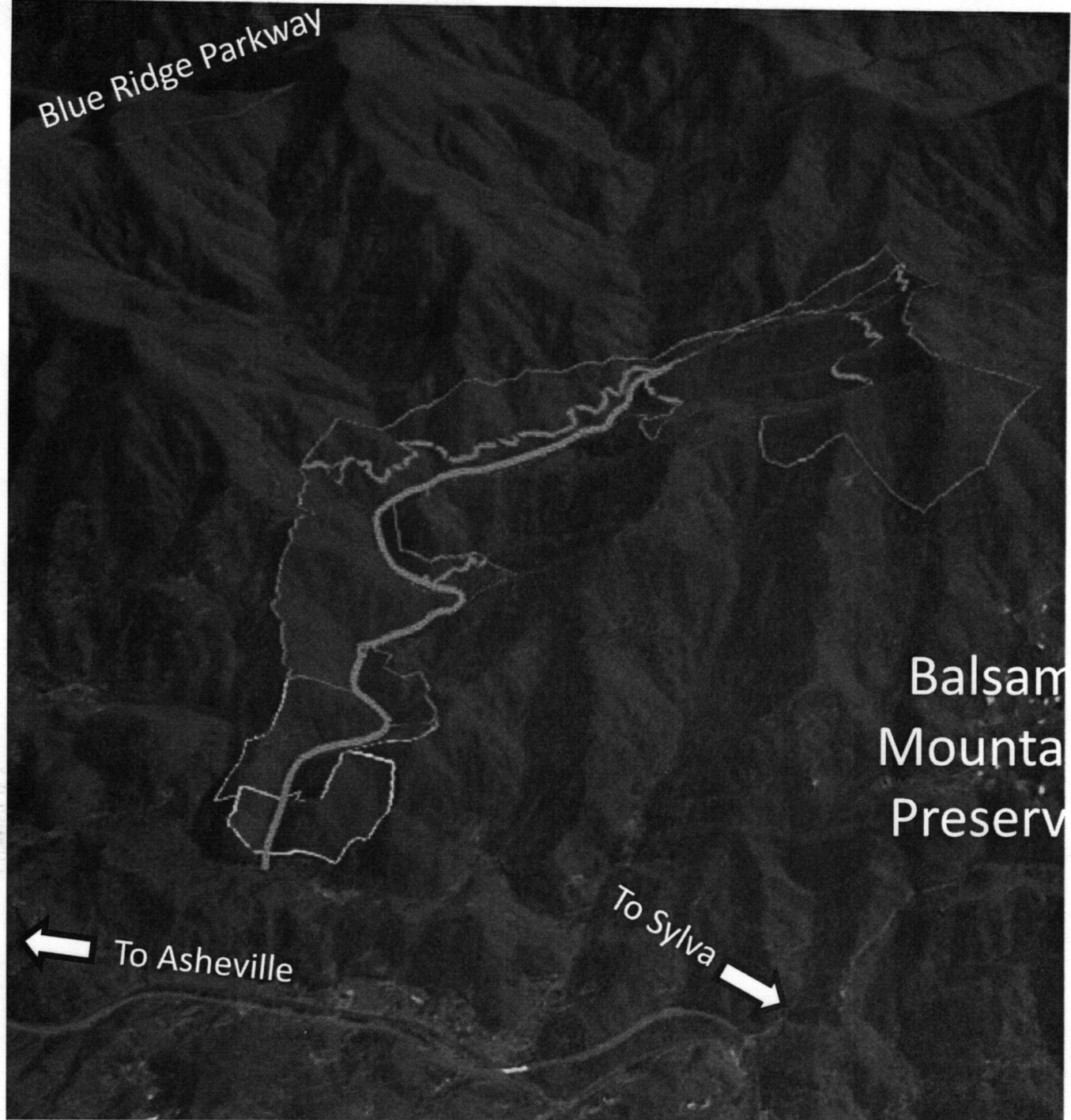








NORTH CAROLINA SPECIAL
WARRANTY DEED

Doc ID: 005792840004 Type: WARRANTY
Recorded: 08/28/2019 at 03:32:50 PM
Fee Amt: \$51.00 Page 1 of 4
Revenue Tax: \$0.00
Jackson County, NC
Joe Hamilton Register of Deeds
BK **2246** PG **515-518**

Excise Tax _____

Parcel Identification No. 7672-20-1201, 7671-06-9023, ~~7672-20-1201~~, 7672-72-2678, 7681-18-8910

Verified by _____ County on the _____ day of _____, 20____

By: This instrument prepared by Balsam Mountain Group, LLC.

Mail to: Balsam Mountain Group, LLC., 400 South Alamo Blvd. Marshall, TX 75670

This instrument was prepared by: Balsam Mountain Group, LLC., 400 South Alamo Blvd. Marshall, TX 75670

Brief description for index: Balsam Mountain Preserve

THIS DEED made this 7th day of July 2019 by and between:

GRANTOR	GRANTEE
Balsam Mountain Group, LLC.	Cypress Hills Premier Homes, LLC
A North Carolina Limited Liability Company	A Texas Limited Liability Company
400 South Alamo Blvd.	22049 FM Road 1995
Marshall, TX 75670	Lindale, TX 75771

WTNESSETH, that 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 Grantee in fee simple, all that certain lot or parcel of land situated in the City of _____, Scotts Creek Township, Jackson County, North Carolina and more particularly described as follows:

See Exhibit A, attached hereto and incorporated by reference.

The property herein above described as acquired by Grantor by instrument recorded in Book 1916 page 197-213 and 1984, page 190.

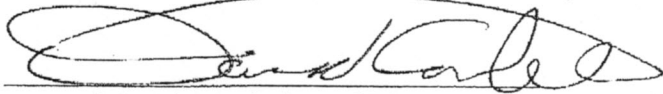
Maps showing a portion of the above described property are recorded in Plat Book 12, page 168, Book 14, page 788, Book 21, page 154, Book 22, page 3, and Book 22, page 1 and 2.

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 by through and under Grantor and subject to all easements of record, declaration of governance of record, conservation easements of record, property taxes to be prorated, rights of others including, riparian, and to branch, rivers, creeks and streams which join or traverse the land.

Title to the property herein above described is subject to the above exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.



Balsam Mountain Group, LLC

(SEAL)

By: David C. Carlile
Title: Managing Member

(SEAL)

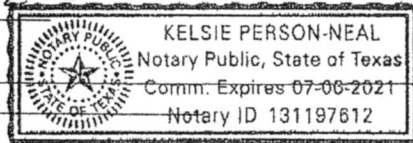
By: _____
Title: _____

(SEAL)

State of Texas - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that David C. Carlile personally came before me this day and acknowledged that he is the managing member of Balsam Mountain Group, LLC, a North Carolina limited liability company, 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 Notarial stamp or seal, this 23 day of August, 2019

My Commission Expires: 7-6-2021



Kelsie Person-Neal
Notary Public

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____

_____. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20__.

My Commission Expires: _____

Notary Public

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

_____. Register of Deeds for _____ County
By: _____ Deputy/Assistant - Register of Deeds

EXHIBIT A

Being all the remaining land owned by Balsam Mountain Group, LLC in Jackson County, North Carolina, and being portions of the land acquired by Balsam Mountain Group, LLC. from Vestlyn BMP LLC by a North Carolina Special Warranty Deed recorded 11/21/2011 in Book 1916, pages 197-213 in the Deed Records of Jackson County, and being further described as:

I.

1271 Acres, per the plat recorded at Plat Book 22, pages 1 and 2, of the Deed Records of Jackson County, North Carolina less and except the portion deeded to Balsam Gap, Inc. by North Carolina Special Warranty Deed and recorded in Deed Book 2215, pages 1959-1964 of the Deed Records of Jackson County, North Carolina, and

II.

36.10 acres per the plat recorded in plat book 22 at page 3 of the Deed Records of Jackson County, North Carolina, and

III.

.05 acres, per the plat recorded in plat book 12, pages 168 and 169 of the Deed Records of Jackson County, North Carolina, and

IV.

.02 acres, per the plat recorded in plat book 14, page 788 of the Deed Records of Jackson County, North Carolina.

Being all of the land purchased by Balsam Mountain Group, LLC in Jackson County, North Carolina, and owned by Balsam Mountain Group, LLC in Jackson County, North Carolina as of the date of this conveyance.

