



2022000244

CLAY CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$58.00

PRESENTED & RECORDED:
02-01-2022 12:11:56 PM

ANGELA SHOOK
REGISTER OF DEEDS
BY: EMILY LEDFORD
DEPUTY

BK: CRP 461
PG: 144-144

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$58.00

Parcel Identifier No.: 553100064888

Mail after recording to: VICTOR FELDBERG, 13001 Cornell Drive, Unit 141, Dallas, TX 75240

Prepared by: Paul Lipof, Lipof and Nichols PLLC, 33 Main Street, Hayesville, NC 28904



Brief Description for the Index: 3.02 ac - Lot 24 Mission Ridge, Sweetwater Township

THIS DEED made this 25th day of January, 2022, by and between

GRANTOR	GRANTEE
DARYL DEAN LARSON and CATHY LEE LARSON, husband and wife 1470 W Central Avenue Merritt Island, FL 32952	VICTOR FELDBERG 13001 Cornell Drive Unit 141 Dallas, TX 75240

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 Sweetwater Township, Clay County, North Carolina and more particularly described as follows:

In Sweetwater Township, Clay County, North Carolina, containing 3.02 acres, more or less, being designated as Lot 24, Phase I of Mission Ridge Subdivision and being more particularly described according to a plat of survey dated April 14, 2003 by Felix Edward Palmer, Jr., P.L.S., recorded in Plat Cabinet 4, Slide 428, Clay County Registry, reference to said plat of survey being made hereby for incorporation herein for a more particular legal description of said tract or parcel of land.

ALSO HEREIN CONVEYED is a non-exclusive, perpetual right of way and easement over and across the existing subdivision roads, being 50 feet, 30 feet and 20 feet in width, and all cul-de-sacs for the purposes of vehicular and utility ingress, egress and regress from the herein described lot to the public road.

SUBJECT TO THE RESERVED non-exclusive, perpetual right of way and easement over and across all subdivision access roads and cul-de-sacs for the purposes of vehicular and utility ingress, egress and regress to the public road.

THIS CONVEYANCE IS SUBJECT TO the covenants, restrictions, easements, terms and conditions as set forth in Deed Book 253, Page 112 and as amended in Deed Book 261, Page 87, Clay County Registry.

FOR SOURCE OF TITLE reference Deed Book 294, Page 124, Clay County Registry.

The property herein described [] is or [x] is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book , Page , Clay County Registry.

A map showing the above described property is recorded in Plat Book _____, Page _____, and referenced within this instrument.

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.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing instrument.

Daryl Dean Larson
DARYL DEAN LARSON

Cathy Lee Larson
CATHY LEE LARSON

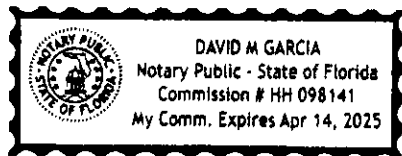
STATE OF Florida
COUNTY OF Brevard

I, David Garcia, Notary Public, do hereby certify that DARYL DEAN LARSON and wife, CATHY LEE LARSON personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 27 day of January, 2022.

David Garcia
Notary Public

My Commission Expires: 4-14-25



NV