

FILED Apr 11, 2023 FILED ELECTRONICALLY
AT 08:15:38 AM CHEROKEE COUNTY NC
BOOK 01732 KAREN WRIGHT
START PAGE 1091 END PAGE 1093
INSTRUMENT # 01667
EXCISE TAX \$120.00

CHEROKEE COUNTY TAX CERTIFICATION

There are no delinquent taxes due that are a lien against the Parcel Number(s) set forth in this deed

Cherokee County Tax Collector
Date: 04/10/2023 By: DS

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$120.00

Parcel Identifier: portion of 451300871343000

Return to: Grantee

This Instrument prepared by: Jennifer B. Lewis

Brief description for the Index: Lot # 16 Phase 1 of Headwaters at Meadowbrook Estates

This deed made this 10th day of March, 2023.

GRANTOR	GRANTEE
NC BlueLine Properties, LLC, a North Carolina Limited Liability Company	Martin Tapia Castillo and wife, Rosa Maria Tapia
	Property Address: Liberty Road, Murphy, NC 28906
	Mailing Address: 1617 N 4 th Avenue Washington, IA 52353

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

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED FULLY HEREIN BY REFERENCE

Submitted electronically by "JENNIFER B LEWIS, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Cherokee County Register of Deeds.

The property herein above described was acquired by Grantor by instrument recorded in Book 1722, Page 096, Cherokee County Registry.

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:
Taxes for the year 2023 and thereafter which are not yet due and payable.
Conditions, Covenants, Restrictions as recorded in Book 1730, Page 1274, Cherokee County Registry. Easements and Rights-of-way of record as shown on plat recorded in Map Book H, Page 1576, Cherokee County Registry.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

NC BLUELINE PROPERTIES, LLC

Ben Beshears (SEAL) *Joseph Shipbaugh* (SEAL)
Benjamin Beshears, Member/Manager Joseph Shipbaugh, Member/Manager

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, Alexandra Tilly, a Notary Public of the state and county aforesaid, certify that **Benjamin Beshears and Joseph Shipbaugh** personally appeared before me this day and acknowledged that they are the **Member/Managers of NC BLUELINE PROPERTIES, LLC**, and that by authority duly given and as the act of each entity, they signed the foregoing instrument in its name on its behalf as its act and deed.

WITNESS my hand and Notarial Seal this 10th day of March, 2023.



Alexandra Tilly
Notary Public

My Commission Expires: March 12, 2023

BK 1732 PG 1093

EXHIBIT "A"

BEING all of Lot # 16 Phase 1 of Headwaters at Meadowbrook Estates Subdivision, said Subdivision recorded in Map Book H, Page 1576, of the Cherokee County Registry, which is hereby made for a more full and complete description of said premises.

The above described premises are subject to the restrictions recorded in Deed Book 1730, Page 1274, Cherokee County Registry.

For further reference see Deed Book 1722, Page 096, of the Cherokee County Registry.