



2017001666
CLAY CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$170.00

PRESENTED & RECORDED
08-16-2017 02:54:11 PM

PHYLLIS MANEY
REGISTER OF DEEDS
BY BRITTANY NEMKOVICH
ASSISTANT

BK: CRP 412
PG: 207-207

Brittany Nemkovich
Asst

WARRANTY DEED

This instrument was prepared by NOLAND W. SMITH of the law firm of McKeever & Smith, P.A. Title to the lands and/or interest in lands described herein is not certified unless a separate, written title opinion has been given to, or title insurance obtained for, the Grantees herein by said law firm.

State of North Carolina
County Of Clay



Title File No. 919-D

DEED STAMPS: \$ 170.00
PIN#s6419-00-54-2127, 6419-00-54-7606,
6419-00-65-0144, 6419-00-65-8504,
6419-00-75-0729, 6419-00-55-9705,
6419-00-76-0074, 6419-00-66-9183

This Indenture made the 26th day of July, 2017, by and between:

LandSource, LLC, a North Carolina Limited Liability Company
16325 Northcross Dr., Suite F
Huntersville, NC 28078

hereinafter called Grantors, and **MGHI Interest, LLC, a Texas Limited Liability Company**
212 East Crosstimbers Street, Suite 130
Houston, TX 77022

hereinafter called Grantees, (said designations shall include the respective parties, whether one or more, individual or corporate, and their respective successors in interest or assigns).

Witnesseth; That the Grantors, for and in consideration of the sum of Ten Dollars, and other good and valuable considerations to them in hand paid by the Grantees, the receipt whereof is hereby acknowledged, have and by these presents do give, grant, bargain, sell, convey and confirm unto the Grantees, their heirs and/or successors and assigns, (subject to the terms, conditions, covenants, restrictions, exceptions and reservations hereinafter stated, if any), the following particularly described real estate, located in Clay County, North Carolina to-wit:

All that certain tract or parcel of land containing Lot 1 containing 1.004 acres, Lot 5, containing 1.002 acres, Lot 11 containing 1.148 acres, Lot 21 containing 1.658 acres, Lot 23 containing 1.0 acres, Lot 28 containing 1.00 acres, Lot 30 containing 1.279 acres and Lot 31 containing 1.03 acres, of Sky View At Wildlife Acres, Shooting Creek Township, Clay County, North Carolina and being described according to plat of survey by Samuel L. Sprinkle & Associates, P.A., Samuel L. Sprinkle, P.L.S., dated March 10, 2015, and as filed for record on March 13, 2015, at 11:33 a.m. in Plat Book 5, Page 771, in the office of the Register of Deeds of Clay County, North Carolina, reference to which is made hereby for incorporation herein of a more complete metes and bounds legal description.

THIS CONVEYANCE IS MADE TOGETHER WITH AND SUBJECT TO a non-exclusive, perpetual right-of-way and easement over and across the existing access road as depicted on the above referenced recorded plat of survey and plat of survey recorded in Plat Cabinet 3, Slide 92, Clay County, NC Registry, and over and across that certain right-of-way and easement as described in Deed Book 166, Page 188, Clay County, NC Registry, so as to provide ingress, egress, regress and utilities to the herein described tract and the appurtenant properties.

THIS CONVEYANCE IS MADE SUBJECT to those deed restrictions recorded in Book 200, Page 36 and Book 392, Page 81, Clay County, NC Registry

THIS CONVEYANCE IS MADE SUBJECT to the right-of-way and easement in favor of Blue Ridge Mountain EMC as recorded in Deed Book 306, Page 133, Clay County, NC Registry.

FOR SOURCE OF TITLE reference Deed Book 391, Page 202, Clay County, NC Registry.

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

This conveyance includes any and all special declarant rights (including development and developer rights) that Grantor has the capacity to convey. Pursuant to N.C.G.S. Statute 47F-3-104(e)(4), such rights are conveyed to and accepted by Grantee for the sole purpose of transferring them to another person or entity. See "EXHIBIT A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE FOR GRANTEE'S ACCEPTANCE OF THE DECLARANT RIGHTS TRANSFERRED HEREIN.

To Have and to Hold the above described land and premises, with all the appurtenances thereunto belonging, or in any wise appertaining, unto the Grantees, their heirs and/or successors and assigns forever, (subject to the terms, conditions, covenants, restrictions, exceptions and reservations hereinabove stated, if any).

And the Grantors covenant to and with the Grantees, their heirs and/or successors and assigns, that the Grantors are lawfully seized in fee simple of said land and premises, and have full right and power to convey the same to the Grantees in fee simple, and that said land and premises are free from any and all encumbrances (with the exceptions above stated, if any), and that they will and their heirs, executors, administrators and/or successors shall forever warrant and defend the title to said land and premises, with the appurtenances, unto the Grantees, their heirs and/or successors and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof each Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, or if an LLC, the Manager has executed on behalf of said company, the day and year first above written.

LANDSOURCE, LLC, a North Carolina
Limited Liability Company


 (SEAL)
By: Joel Brown, Member/Manager

STATE OF NORTH CAROLINA
COUNTY OF Mecklenburg

I, Deanna Jorgensen, a Notary Public of the aforesaid state and county, do hereby certify that **JOEL BROWN**, Manager of LandSource, LLC, a North Carolina Limited Liability Company, personally appeared before me this day and acknowledged the execution and sealing of the foregoing instrument as Manager on behalf of and as the act of the company referred to in this acknowledgment.

WITNESS my hand and Notarial Seal this 7th day of August, 2017.

My Commission expires:
10/31/17


Notary Public
DEANNA JORGENSEN
Notary Public
Mecklenburg County
My Commission Expires
10/31/2017
NORTH CAROLINA
NOTARIAL SEAL-STAMP

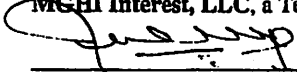
Prepared By
McKeever & Smith, P.A.
Attorneys at Law
P. O. Box 491
Murphy, North Carolina
PHONE: (828) 837-0162

EXHIBIT A

ACCEPTANCE OF DECLARANT RIGHTS: MGHI Interest, LLC does hereby acknowledge and accept the transfer of any and all special declarant rights (including developer and development rights) that Grantor has the power to convey. MGHI Interest, LLC hereby declares its intention to hold said rights solely for the transfer of said rights to another person or entity. Pursuant to N.C.G.S. Statute 47F-3-104(e)(4), MGHI Interest, LLC assumes no obligations, responsibilities, burdens, or liabilities held by the previous developer/declarant, and in no way assumes successor or assignee liability except that MGHI Interest, LLC does expressly assume responsibility for the paving of the subdivision roads.

GRANTEE:

MGHI Interest, LLC, a Texas Limited Liability Company



By: Ramachandra Malya, Member/Manager

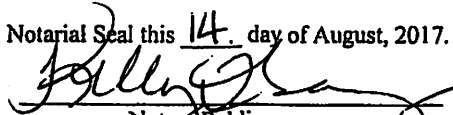
STATE OF TEXAS
COUNTY OF Harris

I, Kelly Francis, a Notary Public of the aforesaid state and county, do hereby certify that Ramachandra Malya, Manager of MGHI Interest, LLC, a Texas Limited Liability Company, personally appeared before me this day and acknowledged the execution and sealing of the foregoing instrument as Manager on behalf of and as the act of the company referred to in this acknowledgment.

WITNESS my hand and Notarial Seal this 14 day of August, 2017.

My Commission expires:

Sept 21, 2018


Notary Public



NK