

PROVED BY THE TAX ASSESS
TO BE RECORDED IN THE
MITCHELL COUNTY REGISTER
OF DEEDS OFFICE
Date: Aug 1st, 24 Blair Hyder

Mitchell County
Date: 08/01/2024
PIN: 0835-00-26-4949
Taxes Paid Thru: 2023
By: Sandra Burleson

2024001281

MITCHELL COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$195.00
PRESENTED & RECORDED
08/01/2024 01:53:21 PM
KATHY LAWS
BY: PAM PITMAN
ASST
BK: RE 671
PG: 36 - 39

Excise Tax \$195.00

Recording Time, Book and Page

Parcel Identifier No. 0835-00-26-4949

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

By: _____

Mail after recording to GRANTEE

This instrument was prepared by : **THE LAW OFFICE OF ANTHONY S. PRIVETTE, PLLC**
3475 East Broad Street, Statesville, North Carolina 28625
www.attorneyprivette.com

No Opinion on Title Expressed or Implied by Preparer

Brief description for the Index: +/- 18.54 acres, Renfro Road

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 31 day of July, 2024, by and between

GRANTOR

GRANTEE

**Rankin Holding, LLC,
a North Carolina limited
Liability company,
a/k/a Rankin Holdings, LLC**

Mailing Address:
1504 Edgewood Drive
Yadkinville, NC 27055

**Mountain of Misfit Toys, LLC, a
North Carolina limited liability
company**

Mailing Address:
3630 S. Jefferson
St. Louis, MO 63118

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.

submitted electronically by "Law Office of April R. Seggerman, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Mitchell County Register of Deeds.

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 Bradshaw Township, Mitchell County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and made a part hereof.

For back title, see Deed Book 460, Page 708, Mitchell County Registry.

Parcel: 0835-00-26-4949

Address: +- 18.54 acres, Renfro Road, Green Mountain, NC 28740

All or a portion of the above-described property does not include the principal residence of the Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 460, Page 708 of the Mitchell County Public Registry.

A map showing the above-described property is recorded in Book _____, Page _____.

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 the 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: **All such valid and enforceable easements, conditions and restrictions as may appear of record, if any; and the lien of ad valorem taxes for the current year, which Grantee hereby assumes.**

IN WITNESS WHEREOF, the 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, the day and year first above written.

[Signature Page hereinbelow]

Rankin Holding, LLC

By: *David Daniel Rankin, Sr.* (SEAL)
David Daniel Rankin, Sr.,
Managing Member

State of North Carolina
 County of Iredell

I, *Randi Runckles*, a Notary Public of the *Buncombe* County, State of North Carolina, certify that David Daniel Rankin, Sr. personally came before me this day and acknowledged that he is the Managing Member of Rankin Holding, 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 official seal, this the **31** day of July, 2024.

(SEAL)

Randi Runckles
 NOTARY PUBLIC
 My Commission Expires: *05/06/2025*

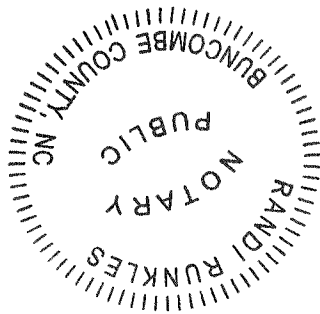


Exhibit "A"
Property Description

BEGINNING at a set iron pin at 8" Locust on top of the ridge in the Lee Peterson line; thence running with the Peterson line S 37 43 58 W 152.13 feet to a set iron pin; thence S 23 27 07 W 147.72 feet to a set iron pin; thence S 04 57 01 E 84.96 feet to a set iron pin at a Red Oak and Locust being located at the head of a drain, common corner to Lee Peterson, Arnold Miller and herein described; thence running with the Miller line and the drain S 72 16 24 W 445.37 feet to a set iron pin; thence N 82 26 28 W 119.37 feet to a set iron pin; thence S 81 01 16 W 138.00 feet to a set iron pin; thence S 78 06 46 W 69.02 feet to a set iron pin; thence N 86 08 00 W 131.87 feet to a set iron pin; thence N 72 01 33 W 114.50 feet to a set iron pin; thence N 83 38 36 W 172.64 feet to a set iron pin; thence N 77 35 35 W 134.82 feet to a set iron pin; thence N 77 35 35 W 15.43 feet to a point in NCSR 1317; thence running with the center of the road the following calls and distances; N 02 53 58 E 80.02 feet; N 10 13 44 E 45.12 feet; N 14 35 23 E 54.06 feet; N 19 35 32 E 59.35 feet; N 23 51 58 E 58.18 feet; N 26 57 53 E 47.01 feet; N 07 20 26 E 38.74 feet; N 20 02 32 W 4.44 feet; thence leaving the road and running N 48 30 51 E 21.53 feet to a set iron pin; N 48 30 51 E 117.54 feet to a set iron pin; thence N 04 01 38 E 114.52 feet to an existing iron pin; thence N 85 40 31 W 30.32 feet to an existing iron pin; thence S 19 30 02 W 190.87 feet to a set iron pin; thence running with the property line of Tract #2 S 73 30 28 E 1262.13 feet to the point of BEGINNING, containing 18.54 acres according to a survey plat by Carl A. Reeves, Jr. RLS L-2741 dated June 22 1999 and designated as Drawing No. 990622S.

ALSO CONVEYING those certain minerals and mining rights as set out in Deed Book 352, Page 450, Mitchell County Registry.