

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: 0835-00-27-7650

Taxes Paid Thru: 2023

By: Sandra Burleson

2024001280

MITCHELL COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$284.00

PRESENTED & RECORDED

08/01/2024 01:53:08 PM

KATHY LAWS

BY: JENNIFER GIBSON

DEPUTY

BK: RE 671

PG: 32 - 35

Excise Tax \$284.00

Recording Time, Book and Page

Parcel Identifier No. 0835-00-27-7650

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: +/- 27.00 acres, Renfro Road

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this _____ day of _____, 2024, by and between

GRANTOR

GRANTEE

**David D. Rankin
and spouse,
Amy T. Rankin**

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:

BEGINNING at a point in NCSR 1317 and running with the center of NCSR 1317 the following calls and distances : N 00 10 11 E 29.67 feet; N 02 38 50 E 42.17 feet; N 00 13 02 E 57.68 feet; N 12 15 12 E 60.53 feet; N 27 05 55 E 57.14 feet; N 40 27 32 E 56.25 feet; N 52 46 57 E 38.42 feet; N 60 20 46 E 41.26 feet; N 70 23 02 E 108.98 feet; N 53 59 44 E 61.01 feet; N 49 26 04 E 57.42 feet; N 49 23 43 E 68.01 feet; N 38 34 24 E 37.61 feet; N 36 05 17 E 56.53 feet; N 30 27 53 E 31.24 feet to a point in the road, common corner to Nora Peterson Hise, Kenneth Robinson and herein described thence leaving the road and running with the Robinson line S 61 51 42 E 18 .58 feet to a set iron pin; thence S 61 51 42 E 21.67 feet to a set iron pin; thence S 61 51 42 E 138.08 feet to a set iron pin at rock; thence N 57 14 23 E 66.92 feet to a set iron pin on ridge; thence N 84 04 39 E 82.93 feet to a set iron pin; thence S 73 04 10 E 66.70 feet to a set iron pin; running with the ridge N 72 10 29 E 347.22 feet to a set iron pin; S 88 51 59 E 320.85 feet to a set iron pin; thence S 59 47 29 E 168.06 feet to a set iron pin on top of ridge at an old blazed 14" inch red oak, common corner to Robinson, Lee Peterson and herein described thence with the Peterson line S 11 13 21 W 179.13 at set iron pin at 8" chestnut oak; thence S 14 43 51 W 131.89 feet to a set iron pin at 4" sourwood; thence S 27 06 02 W 110.84 feet to a set iron pin; thence running with the top of the ridge S 09 47 05 W 202.16 feet to a set iron pin; thence S 47 49 24 W 131.63 feet to a set iron pin; thence S 27 23 35 W 201.02 feet to a set iron pin; thence S 26 01 28 W 126.82 feet to a set iron pin at a 8" locust on top of ridge, common corner to Lee Peterson, Tract 2 and herein described thence with the line of Tract 2 N 73 30 28 W 1262.13 feet to a set iron pin; thence N 19 30 02 E 90.38 feet to an existing iron pin; thence S 89 45 36 W 31.15 feet; thence S 89 45 36 W 10.24 feet to the point of BEGINNING containing 27.00 acres according to a survey by Carl A. Reeves, RLS L-2741, dated June 22, 1999, designated 9906225.

For back title, see Deed Book 448, Page 187, Mitchell County Registry.

Parcel: 0835-00-27-7650

Address: +- 27 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 448, Page 187 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]

David D. Rankin (SEAL)
David D. Rankin

Amy T. Rankin (SEAL)
Amy T. Rankin

State of North Carolina
County of Iredell

I, *Randi Runkles*, a Notary Public of *Buncombe* County
and the State of North Carolina, do hereby certify that David D. Rankin personally appeared before me this day
and acknowledged the due execution of the foregoing instrument.
Witness my hand and official seal, this the *31* day of *July*, 2024.

(SEAL)



Randi Runkles
Notary Public
My Commission Expires: *05/06/2025*

State of North Carolina
County of Iredell

I, *Randi Runkles*, a Notary Public of *Buncombe* County
and the State of North Carolina, do hereby certify that Amy T. Rankin personally appeared before me this day
and acknowledged the due execution of the foregoing instrument.
Witness my hand and official seal, this the *31* day of *July*, 2024.

(SEAL)



Randi Runkles
Notary Public
My Commission Expires: *05/06/2025*