

Mitchell County  
 Date: 04/24/2026  
 PIN: 0883-00-55-4164  
 Taxes Paid Thru: 2025  
 By: Jessie Presnell  
 The owner of record as of  
 January 1st: 2026  
 and any subsequent owner are  
 responsible for current year taxes

**2026000724**  
 MITCHELL COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$50.00**  
 PRESENTED & RECORDED  
 04/24/2026 01:46:41 PM  
 KATHY LAWS  
 BY: PAM PITMAN  
 ASST  
 BK: RE 689  
 PG: 347 - 352

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax:	\$50.00
Parcel ID:	0883-00-55-4164
Mail/Box to:	Katherine D. Van Marter, PLLC, 183 Bartlett St. Ste 110, Asheville, NC 28801
Prepared by:	Katherine D. Van Marter, 183 Bartlett St. Ste 110, Asheville, NC 28801, a licensed NC attorney. <i>Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.</i>
Brief description for the Index:	_____

THIS GENERAL WARRANTY DEED ("Deed") is made on the 22 day of April 2026, by and between:

GRANTOR	GRANTEE
John Knox Day, Jr. and Malissa Brown Day, married to each other, Charles E. Sweisberger and Melissa Sweisberger, married to each other, Lisa F. Sweisberger, an unmarried woman, and Alan B. Crusan, an unremarried widower  639 6th Baxter Crossing Fort Mill, SC 29708	Mohegan Real Estate LLC, a Massachusetts Limited Liability Company  116 Warren Avenue Milton, MA 02186

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Bakersville, Mitchell County, North Carolina and more particularly described as follows (the "Property"):

**See Exhibit "A" Attached Hereto and Made a Part Hereof**

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 457, Page 258.


All or a portion of the Property  includes or  does not include the primary residence of a Grantor.

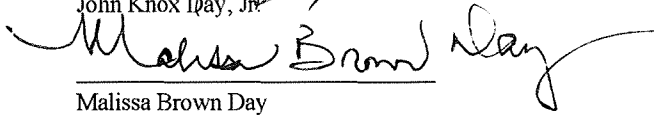
A map showing the Property is recorded in Plat Book 2 at Page 341.

Submitted electronically by "Katherine D. Van Marter, PLLC"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Mitchell County Register of Deeds.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions: ad valorem taxes for the current year; (ii) utility easements and unviolated covenants, conditions or restrictions; and (iii) such other liens, encumbrances or defects as may be specifically approved by Grantee in writing.

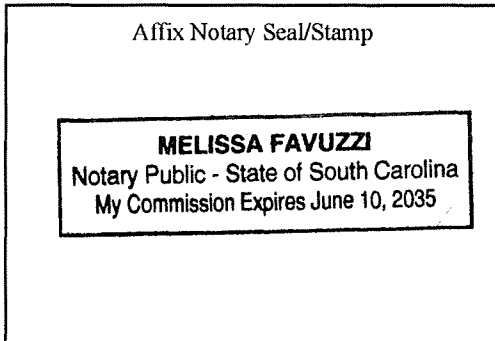
IN WITNESS WHEREOF, Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

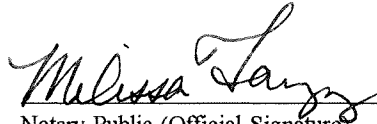
  
\_\_\_\_\_  
John Knox Day, Jr.

  
\_\_\_\_\_  
Malissa Brown Day

STATE OF South Carolina, COUNTY OF York

I Melissa Favuzzi, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 23 day of April 2026 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): John Knox Day, Jr. and Malissa Brown Day.



  
\_\_\_\_\_  
Notary Public (Official Signature)  
My commission expires: 6/10/2035

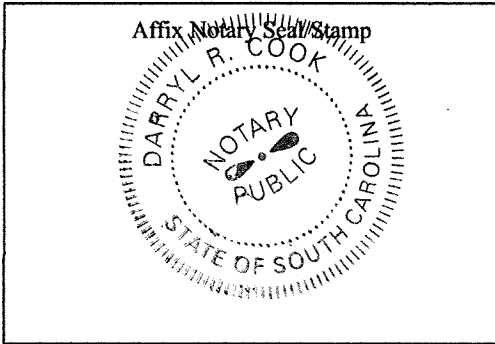
IN WITNESS WHEREOF, Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

Charles E. Sweisberger  
Charles E. Sweisberger

Melissa Sweisberger  
Melissa Sweisberger

STATE OF South Carolina, COUNTY OF York

I Darryl R Cook, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 23 day of April 2026 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): Charles E. Sweisberger and Melissa Sweisberger.



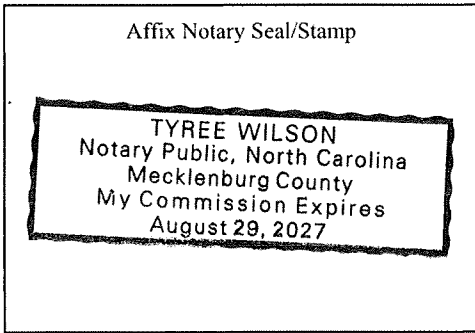
Darryl R. Cook  
Notary Public (Official Signature)  
My commission expires: 12-06-2027

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

*Lisa F. Sweisberger*  
Lisa F. Sweisberger

STATE OF North Carolina, COUNTY OF Union

I Tyree Wilson, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 22nd day of April 2026 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): Lisa F. Sweisberger.



*Tyree Wilson*  
Notary Public (Official Signature)  
My commission expires: 29 AUGUST, 2027

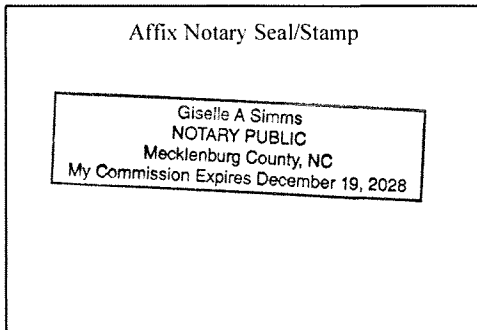
IN WITNESS WHEREOF, Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

*Alan B. Crusan by Catherine C. Soland*  
Alan B. Crusan by Catherine C. Soland, Attorney-In-Fact

STATE OF North Carolina, COUNTY OF Mecklenburg

Giselle A. Simms  
I, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 22 day of April, 2026 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): I do hereby certify that Catherine C. Soland, Attorney in Fact for Alan B. Crusan personally appeared before me this day, and being duly sworn says that he/she executed the foregoing and annexed instrument for and in behalf of Alan B. Crusan and that the authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the Office of the Register of Deeds of Mitchell County, North Carolina, in Book 689, Page 357, and that this instrument was executed under and by virtue of the authority given by said instrument granting power of attorney; and that the said Catherine C. Soland acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Alan B. Crusan.

WITNESS my hand and notarial seal, this 22 day of April, 2026.



[Signature]  
Notary Public (Official Signature)  
My commission expires: 12-19-2028

Exhibit "A"

BEING all of Lot 13, containing 2.044 acres, more or less, as shown on that plat of Orchard at Greene Cove, Phase 1, as recorded in Plat Book 2, at Page 341, Mitchell County Register of Deeds, reference is hereby made to said recorded plat for a more complete and particular description of the property herein described.

BEING ALSO the same property conveyed to John Day, Jr., and wife, Malissa Day and Charles Sweisberger, and wife, Lisa F. Sweisberger, and Alan B. Crusan and wife Elaine H. Crusan, in that Deed recorded in Deed Book 457, Page 258, Mitchell County Register of Deeds.

Tax Parcel Number: 0883-00-55-4164

Property Address: TBD Apple Farm Road, Lot 13, Bakersville, NC 28705