

2010005933

MCDOWELL CO, NC FEE \$25.00

PRESENTED & RECORDED

12-30-2010 02:16:25 PM

JANE B MCGEE

REGISTER OF DEEDS
BY: LINDA C HARWOOD
DEPUTY REGISTER OF DEEDS

BK: CRP 1036

PG: 416-418

1036/416

DB

Excise Tax **NTC**

Recording Time, Book and Page

Tax Lot No.: _____ Parcel Identifier No. _____
Verified by _____ County on the _____ day of _____, 20____
by _____

Mail after recording to: GRANTEE

This instrument was prepared by: K&L Gates LLP (ADP), 214 N. Tryon Street, Charlotte, NC 28202

Brief description for the Index: **Sewer Treatment Plant Expansion Parcel, McDowell County, NC**

our survey
RDLG, LLC
10-118
0.56A

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED is made as of this 17th day of December, 2010, by and between

GRANTOR	GRANTEE
<p>RDLG, LLC, a North Carolina limited liability company c/o ReProp Financial Mortgage Investors, LLC Attention: Glenn Goldan 555 H Street Eureka, CA 95501</p>	<p>Linville Falls Club Property Owners Assoc., Inc., f/k/a Blue Ridge Country Club Property Owners Association, Inc., a North Carolina nonprofit corporation 483 Blue Ridge Drive South Marion, NC 28752</p>

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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 (the "Property") situated in McDowell County, North Carolina, and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO

Tax Collector certifies that no delinquent taxes are due. Certification expires Jan. 6th of the year following certification date.

In Watershed Not in Watershed

Approved to Record - Tax Department

Date: 12-30-10 By: [Signature]

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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 Grantor covenants with Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the Property hereinabove described is subject to the following exceptions:

- (1) The lien of the local ad valorem real property taxes for the year in which Closing occurs.
- (2) Easements, covenants, conditions, restrictions and other encumbrances of record.
- (3) Matters which would be revealed by a current, accurate physical survey and/or inspection of the Property.
- (4) All local, county, state or federal governmental laws, ordinances or regulations relative to zoning, subdivision, occupancy, use, construction or development of the property conveyed herein.

IN WITNESS WHEREOF, Grantor has hereunto set its hand the day and year first above written.

RDLG, LLC, a North Carolina limited liability company

By: ReProp Financial Mortgage Investors, LLC, a California limited liability company, its Authorized Member

By: [Signature]
Name: Gracia Caporal
Title: Manager

State of California)
County of Humboldt)

On 12-17-10, 2010, before me, Jean Gillmore, Notary Public, personally appeared, Gracia Caporal, of ReProp Financial Mortgage Investors, LLC, the Authorized Member of RDLG, LLC, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Jean Gillmore (SEAL)
Notary Public Signature
Jean Gillmore



EXHIBIT A

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Legal Description of the Property

Beginning on a 5/8" rebar with cap set, said rebar being the Beginning Corner of the property described in a deed to Blue Ridge Country Club Property Owners Association, Inc. recorded in D.B. 568 at Page 476 of the McDowell County, NC, Deed Registry, said rebar with cap being located North 58 degrees, 31 minutes, 51 seconds West 238.15 feet and North 55 degrees, 30 minutes, 47 seconds West 68.44 feet from NCGS monument "Pond", said monument having NC Grid Coordinates of N = 787,703.655 feet and E = 1,129,112.332 feet NAD 27, and runs thence from said Beginning Point, South 32 degrees, 41 minutes, 37 seconds West 139.77 feet to an existing 5/8" rebar; thence South 29 degrees, 48 minutes, 14 seconds West 182.81 feet to an existing 5/8" rebar; thence South 63 degrees, 35 minutes, 00 East 97.02 feet to a point on the west bank of the North Fork of the Catawba River; thence with said bank of said river South 25 degrees, 46 minutes, 23 seconds West 29.35 feet to a 5/8" rebar with cap set in the line of CSX Railroad right-of-way; thence with said right-of-way North 88 degrees, 59 minutes, 24 seconds West 53.29 feet to a 5/8" rebar with cap set and South 80 degrees, 51 minutes, 16 seconds West 201.20 feet to a 5/8" rebar with cap set; thence leaving said CSX Railroad right-of-way line, North 09 degrees, 15 minutes, 52 seconds East, passing the centerline of a 15' right-of-way serving the property herein described at 7.72 feet, a total distance of 44.91 feet to a 5/8" rebar with cap set; thence North 66 degrees, 11 minutes, 03 seconds East 116.58 feet to a 5/8" rebar with cap set; thence North 43 degrees, 15 minutes, 04 seconds East 67.09 feet to a 5/8" rebar with cap set; thence North 23 degrees, 09 minutes, 02 seconds East 117.00 feet to a 5/8" rebar with cap set; thence North 61 degrees, 38 minutes, 36 seconds East 64.14 feet to a 5/8" rebar with cap set; thence North 39 degrees, 42 minutes, 14 seconds East 128.14 feet to a 5/8" rebar with cap set, the Beginning, containing 0.56 acres by coordinate computation.

And being a part of that property described in a Substitute Trustees Deed to ReProp Financial Mortgage Investors, LLC and Diversified Lending Group, LLC recorded in Deed Book 1013 at Page 453 of the McDowell Count, NC Deed Registry.