



PARID: 1950557047000
BARNI, GUSTAVO,

Parcel

| | |
|---------------------------|--------------------------|
| ParID | 1950557047000 |
| Tax Year | 2018 |
| SITUS Address | |
| City, State, Zip | , NC |
| Unit # | |
| Unit Description | |
| NBHD | 0958 - BONBERN |
| Spot | |
| Class | R1 - RESIDENTIAL 1 |
| Land Use Code | R00 - RESIDENTIAL VACANT |
| Living Units | |
| CAMA Acres | .41 |
| Location | 6 |
| Fronting | 9 |
| Parking Proximity | |
| Parking Quantity | |
| Parking Type | 0-NONE |
| Zoning | BM-R2 - BM-R2 |
| Map # | 1950-55-7047-000 |
| Route Number | |
| PIN Number | |
| Total Cards | 0 |
| Storm Name | |
| Field Review | |
| Field Review Date | |
| Review Notes | |
| Note Code 2 | |
| Note 4 | |
| Note 4 | |
| Note 4 | |
| Note 4 | |
| Storm Date | |
| Minor / Major / Destroyed | |
| \$ Amount of Damage | |
| Habitable Y/N | |
| Inches of Water | |
| Damage Description 1 | |
| Damage Description 2 | |
| Damage Description 3 | |

Owner Mailing

| | |
|------------------|---------------------|
| Tax Year | 2018 |
| Sequence Number | 0 |
| Owner Number | 1721448 |
| Owner | BARNI, GUSTAVO |
| Mailing Address | 1450 SW 17TH ST |
| City, State, Zip | BOCA RATON FL 33486 |

Owner Details

| Owner 1 | Owner 2 | Owner Code (Customer #) | % Ownership | Nature of Ownership |
|---------|---------|-------------------------|-------------|---------------------|
|---------|---------|-------------------------|-------------|---------------------|

BARNI, GUSTAVO 1721448

Owner Mailing

Tax Year 2018
 Sequence Number 0
 Owner Number 1721448
 Owner BARNI, GUSTAVO
 Mailing Address 1450 SW 17TH ST
 City, State, Zip BOCA RATON FL 33486

Owner Details

| Owner 1 | Owner 2 | Owner Code (Customer #) | % Ownership | Nature of Ownership |
|----------------|---------|-------------------------|-------------|---------------------|
| BARNI, GUSTAVO | | 1721448 | | |

Sales

| Sale Date | Book | Page | Sale Price | Grantor | Grantee |
|-----------|------|------|------------|----------------|----------------|
| 13-APR-11 | 1567 | 390 | | BARNI, GUSTAVO | BARNI, GUSTAVO |
| 19-JUN-06 | 1193 | 678 | 23,000 | | |

Sale Details

1 of 2

Deed Date 13-APR-11
 Book 1567
 Page 390
 LT #
 Instrument Type QUIT CLAIM
 Instrument No
 Grantor BARNI, GUSTAVO
 Grantee BARNI, GUSTAVO
 Sale Date 13-APR-11
 Sale Type
 Sale Validity
 Sale Source
 Sale Price
 Stamp Value 0
 Adjustment Amount
 Adjusted Price
 Adjustment Reason
 Note 1
 Note 2
 Note 3
 Note 4

Land Summary

| Line Number | Land Type | Land Code | USE Flag | Square Feet | Acres | Land Value |
|-------------|---------------|---------------|----------|-------------|-------|------------|
| 1 | G-Gross Value | G2-SITE VALUE | N | 17,860 | 0.41 | 18,000 |

Land

Line Number 1
 Land Type G-Gross Value
 Land Code G2-SITE VALUE
 Square Feet 17,860

| | |
|--------------------|--------|
| Acres | 0.41 |
| Units | |
| Lot Front Footage | |
| Lot Depth | |
| Override Rate | 18000 |
| Base Size | |
| Base Rate | 12,500 |
| Incremental | |
| Decremental | |
| Influence Code 1 | |
| Influence Code 2 | |
| Influence Factor | 0 |
| Zoning | |
| NBHD Model | 21 |
| Land Value | 18,000 |
| Use Value Flag | N |
| Land Change Reason | |
| Note | |
| Note 2 | |

Legal Description

| | |
|------------------|-----------------------|
| Township | 09 - LAUREL CREEK |
| City Code | |
| Jurisdiction | C05 - BEECH MTN |
| Property Address | |
| Unit Desc | |
| Unit # | |
| Book | 1567 |
| Page | 390 |
| Legal Desc 1 | LOT 183 HEMLOCK HILLS |
| Legal Desc 2 | |
| Legal Desc 3 | |
| Note 1 | |
| Note 2 | |
| Deeded Acres | 0.410 |
| Sq Ft | |
| Subd # | |
| Subdivision Name | |
| Subd Block | |
| Subd Lot | |
| Condo Bldg # | |
| Condo Unit # | |
| Subd Code | |

Jan 1 Values

| | |
|---------------------|-----------|
| Reason Code | |
| Review Date | 19-NOV-05 |
| Review Code | 1 |
| Review Reason | |
| Appraiser ID | WSC |
| Spec Proc Flag | |
| Appraised Land | 18,000 |
| Appraised Building | 0 |
| Appraised Total | 18,000 |
| Cost Land Value | 18,000 |
| Cost Building Value | 0 |
| Cost Total Value | 18,000 |

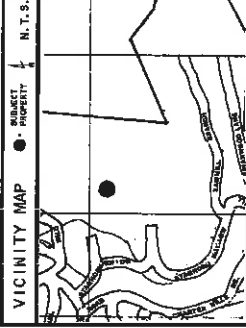
| | |
|-------------------------------|--------|
| Market Value | |
| Income Value | 0 |
| GRM Value | 0 |
| Total Residential Living Area | |
| Total Commercial Living Area | |
| Note 1 | |
| Note 2 | |
| Solid Waste Fee Units | |
| Land Use Value | |
| Land Deferred Value | |
| Land Value | 18,000 |
| Building Value | 0 |
| ===== | ===== |
| Appraisal Total | 18,000 |
| Senior Exemption | 0 |
| 100% Exclusion | 0 |
| Partial Exclusion | 0 |
| VET Exemption | 0 |
| ===== | ===== |
| Taxable Total | 18,000 |

1. Check all items on this checklist which apply to the plat. If an item is not applicable, check the box. If an item is applicable, check the box and provide the required information. If an item is not applicable, check the box and provide the required information. If an item is not applicable, check the box and provide the required information.



APPROVED BY: *Alvin H. Collier*
 REGISTRAR
 PLATIFICATION NUMBER

- 1. Has the plat been prepared in accordance with the provisions of the laws of this State relating to the recording of plats?
- 2. Has the plat been prepared in accordance with the provisions of the laws of this State relating to the recording of plats?
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- 10. Has the plat been prepared in accordance with the provisions of the laws of this State relating to the recording of plats?



PLAT OF:
HEMLOCK HILLS I

DEVELOPED BY:
BOMBORN, INC.
 251 BEECH MOUNTAIN PARKWAY
 BEECH MOUNTAIN, NC 28604

TOWN OF BEECH MOUNTAIN
 SHAWNEEHAW TOWNSHIP
 WATAUGA COUNTY, NORTH CAROLINA

MAY 21, 2002

A & T SURVEYING, ALAN H. ALLBERT, P.L.S.
 108 BOMMAN STREET, P.O. BOX 542
 ELK PARK, NORTH CAROLINA 28622
 PHONE (828) 733-1733

MAP H 02000495

State of North Carolina
 County of Watauga
 I, *Alvin H. Collier*, Registrar,
 do hereby certify that the foregoing plat
 complies with the provisions of the laws of this
 State relating to the recording of plats.
 Done at *Watauga*, N.C., this *21st* day of *May*, 2002.

CERTIFICATE OF APPROVAL FOR RECORDING BINDER SUBDIVISION PLAT
 I, *Alvin H. Collier*, Registrar,
 do hereby certify that the above subdivision plat complies with the provisions of the laws of this State relating to the recording of plats.
 Done at *Watauga*, N.C., this *21st* day of *May*, 2002.

Alvin H. Collier
 REGISTRAR

CURVE TABLE

| CURVE | RADIUS | LENGTH | DELTA | CHORD | CHEBERRING |
|-------|--------|--------|------------|--------|------------------------|
| C-1 | 35.00' | 70.00' | 180°00'00" | 60.70' | N 31°12'00"W 61.29' |
| C-2 | 35.00' | 70.00' | 182°14'10" | 61.29' | S 21°00'40"E 61.70' |
| C-3 | 35.00' | 70.00' | 182°14'10" | 61.29' | S 21°00'40"E 61.70' |

BOMBORN, INC.
 BOOK OF RECORDS 159, PAGE 732
 ALSO SEE MAP H 02012136
 BY A & T SURVEYING

NOTES

1. BEARINGS RELATIVE TO N.G. GRID, MD 27, AS PER FORMER SURVEY OF THE HEMLOCK HILLS SECTION, BY MICHAEL M. LACEY, DATED FEBRUARY, 1976. PLAT BOOK 5, PAGE 1. ALSO SEE MAP H 85 7822-8589 BY BURRETT SURVEYORS.
2. AREAS COMPUTED BY COORDINATE GEOMETRY.
3. DEED REFERENCE: BOOK OF RECORDS 159, PAGE 732. ALSO SEE RECORD OF DEEDS 214, PAGES 433 THROUGH 440.
4. PLAT REFERENCED PRELIMINARY PLAT RECORDED IN PLAT BOOK 5, PAGE 280.
5. TAX MAP PARCEL IN PORTION OF 1900-94-8863-000.
6. THIS MAP PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. WHICH MAY REVEAL ADDITIONAL COVENANTS, EASEMENTS, RIGHT-OF-WAYS OR RESTRICTIONS NOT SHOWN HEREON. THIS IS NOT AN ALTA/ACSM LAND TITLE SURVEY.
7. ALL PROPERTY OWNERSHIPS WERE TAKEN FROM CURRENT COUNTY TAX MAP RECORDS AND/OR RECORDED PLATS ONLY.
8. FOR DETERMINATION OF THE BOUNDARY OF THIS PROPERTY, THE BOUNDARY OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) PANEL NUMBER 370480 0150 E (PANEL NOT PRINTED), EFFECTIVE DATE: JANUARY 17, 1987.
9. DECLARATION OF RESTRICTIONS FOR BOMBORN, INC. H.I. THE GRANTEE ACKNOWLEDGES THAT THE PROPERTY DESCRIBED HEREIN HAS NO PRIVATE RIGHTS OR INTERESTS IN THE PROPERTY OR ANY PART THEREOF OR DEVELOPMENT OF ANY KIND OR CHARACTER INCLUDING THE RIGHT TO DEVELOP ANY VEGETATION. THE PROPERTY SHALL REMAIN IN ITS NATURAL STATE. THE SOLE PURPOSE OF THE COVENANTS IS TO PROVIDE MEMBERSHIP IN THE BEECH MOUNTAIN CLUB PURSUANT TO AN AGREEMENT DATED SEPTEMBER 23, 1991 AS RECORDED IN BOOK OF RECORDS 159, PAGE 732. THE COVENANTS OF THIS COUNTY REGISTER OF DEEDS. H4. THESE COVENANTS, RESTRICTIONS AND SERVITUDES SHALL RUN WITH THE LAND. THE GRANTEE, BY ACCEPTING THE DEED TO THE PROPERTY, ACCEPTS THE PROPERTY SUBJECT TO THE COVENANTS, RESTRICTIONS AND SERVITUDES. SUCCESSORS AND ASSIGNS MUST BE BOUND BY EACH OF THE COVENANTS AND RESTRICTIONS. THE COVENANTS, RESTRICTIONS AND SERVITUDES SHALL BE IN EFFECT UNTIL DECEMBER 31, 2029. EACH HOLDER OF THE COVENANTS, RESTRICTIONS AND SERVITUDES SHALL TERMINATE AND MODIFY THE COVENANTS, RESTRICTIONS AND SERVITUDES AND RECORDED IN THE WATAUGA COUNTY REGISTER OF DEEDS OFFICE AT ANY TIME PRIOR TO THE EXPIRATION OF THE TERM, OR ANY SUCCEEDING TEN YEAR TERM.

HEMLOCK HILLS II
 PLAT BOOK 16, PAGE 73

NORTH CAROLINA
 WATAUGA COUNTY
 I, *Alvin H. Collier*, Registrar,
 do hereby certify that the foregoing plat
 complies with the provisions of the laws of this
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 Done at *Watauga*, N.C., this *21st* day of *May*, 2002.

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 do hereby certify that the above subdivision plat complies with the provisions of the laws of this State relating to the recording of plats.
 Done at *Watauga*, N.C., this *21st* day of *May*, 2002.

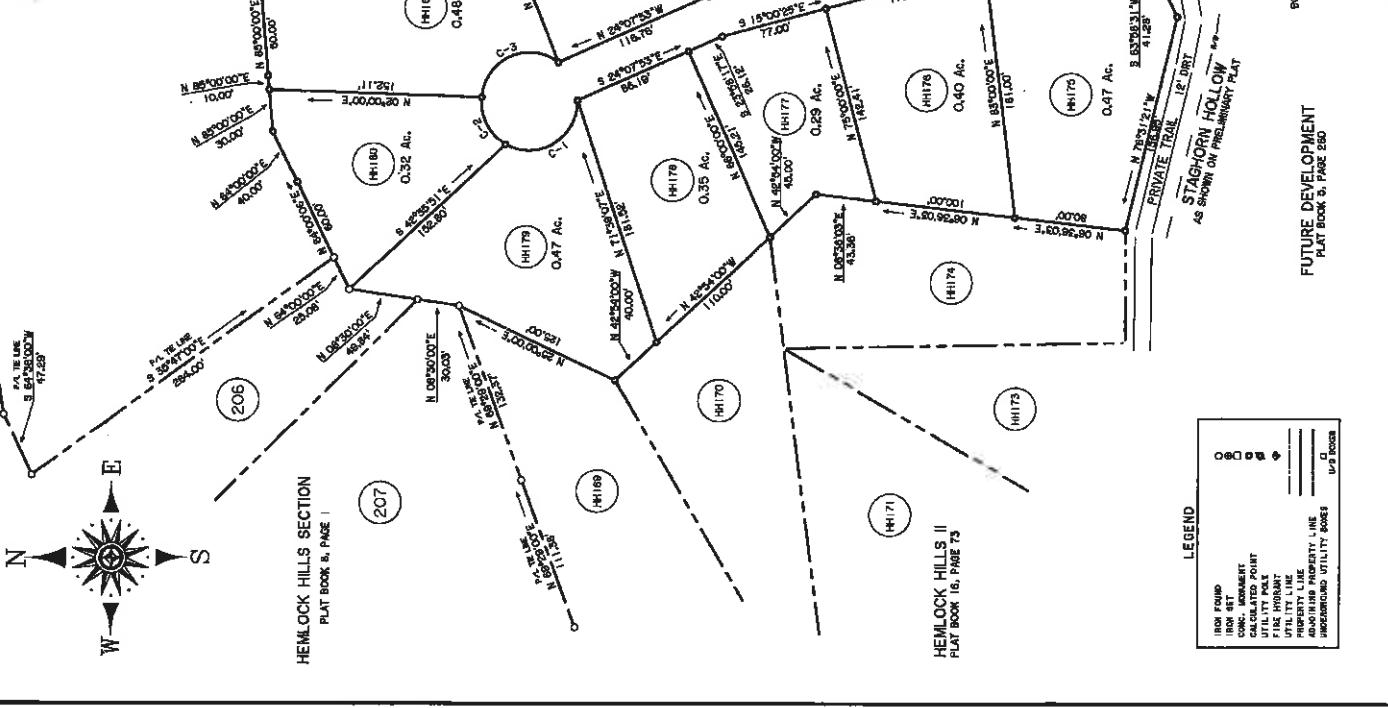
Alvin H. Collier
 REGISTRAR

BOMBORN, INC.
 BOOK OF RECORDS 159, PAGE 732
 ALSO SEE MAP H 02012136
 BY A & T SURVEYING

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HEMLOCK HILLS II
 PLAT BOOK 16, PAGE 73



HEMLOCK HILLS II
 PLAT BOOK 16, PAGE 73



200606190000000000 DEED
Bk:BR1183 Pg:678
06/19/2006 04:14:15PM 1/4

FILED JoAnn Townsend
Register of Deeds WATAUGA COUNTY, NC
BY: *Phyllis S. Cletcher*
Deputy

Watauga County NC 06/19/2006
State of North Carolina
Real Estate Excise Tax
Excise Tax: \$48.00

Excise Tax: *\$46.00*

Recording Time, Book & Page
File Number: 12060331 (RB)

State of North Carolina

WARRANTY DEED

County of Watauga

This Deed, made this 7th day of June, 2006, by and between

**Bonbern, Inc.,
a FL Corporation**
501 Beech Mountain Parkway
Banner Elk, NC 28604
(hereinafter called "Grantor")

and

✓ **Gustavo Barni and Melanie L. Barni**
A North Carolina Corporation
6143 NW 91st Street
Parkland, FL 33067
(hereinafter called "Grantees")

WITNESSETH

TAX INFORMATION
RECORDED
6-19-06 CRH
Tax Supervisor

Return to Grantee

Prepared by: di Santi Watson Capua & Wilson
PO Box 193, 642 W. King Street
Boone, NC 28607

Grantor(s) for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS to them paid by the said Grantee(s), the receipt of all of which is hereby acknowledged, have, subject to any exceptions, conditions, provisions, restrictions or reservations herein contained, bargained and sold, and by these presents do grant, bargain, sell and convey unto the said Grantees, their heirs, successors and assigns, all that certain tract(s) or parcel(s) of land lying and being in **Laurel Creek Township, Watauga County, North Carolina**, more particularly described as follows:

BEING all of Lot 183 of the property known as the Hemlock Hills Section of Beech Mountain as shown more particularly described on Exhibit A attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor(s) by instrument recorded in Book 159, Page 732, Watauga County Public Registry.

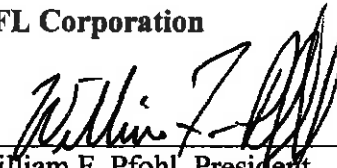
To have and to hold the said premises above described, with every privilege and appurtenance thereunto belonging to the said Grantees, their heirs, successors and assigns, to their only use and behoof forever, subject always to any exceptions, conditions, provisions, restrictions or reservations herein contained.

The Grantors covenant with the Grantees, their heirs, successors and assigns: that they are the owners of and are seized of the premises in fee simple; that they have a good right to convey the same in fee simple; that title is marketable and free and clear of all liens and encumbrances, except as herein set forth; and, that they will forever warrant and defend the title thereto against the claims of all persons whomsoever.

IN TESTIMONY WHEREOF, the said Grantors have hereunto set their hands and seals, 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.

**Bonbern, Inc.,
a FL Corporation**

by:


William F. Pfohl, President

Prepared by: di Santi Watson Capua & Wilson
PO Box 193, 642 W. King Street
Boone, NC 28607

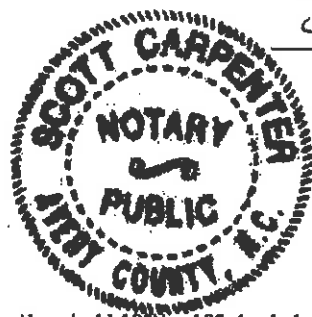
STATE OF NORTH CAROLINA
COUNTY OF AVERY

I, Scott Carpenter, certify that William F. Pfohl personally came before me this day and acknowledged that he is President/Vice-President of Bonbern, Inc., a corporation, and that he, as President/Vice-President, being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official seal, this the 12 day of June, 2006.

Scott Carpenter

Notary



My Commission Expires:
6-10-08

w:\robin's files\real estate\closings\bonbern\barni - hh183\lot 183.deed pkg.doc

Prepared by: di Santi Watson Capua & Wilson
PO Box 193, 642 W. King Street
Boone, NC 28607

EXHIBIT A

LAUREL CREEK TOWNSHIP
WATAUGA COUNTY

NORTH CAROLINA

BEING all of Lot 183 of the property known as the Hemlock Hills Section of Beech Mountain as shown on plat recorded in Plat Book 16 at Page 179 of the Watauga County North Carolina Public Registry.

This conveyance is made subject to Declaration of Restrictions as recorded in Book 16 at Page 179 of the Watauga County North Carolina Public Registry, which restrictions being incorporated herein by reference.

This conveyance is subject to the following restrictions:

1. The Grantee acknowledges that the property described herein has no private or public access.
2. There shall be no improvement or development of any kind on this property, including the cutting or removal of any vegetation. The property shall remain in its natural state.
3. The sole purpose of this conveyance is to provide membership in the Beech Mountain Club pursuant to an agreement dated September 23, 1981 as recorded at Deed Book 124 at Page 427 of the Watauga County Register of Deeds Office.
4. The Grantor intends to impose a conservation easement on the Grantors adjoining property as described in Plat Book 16 at Page 179 so that the Grantors property can not be improved or developed, and shall remain in its natural state, except for the possibility of the construction of hiking trails through the property. The Grantee agrees to impose and join the execution of the conservation easement executed by the Grantor to assure that this property is not improved or developed, and remains in its natural state, with the exception of possible hiking trails on the property. The Grantor hereby reserves an easement for the placement of hiking trails on the property at a location and width in the sole discretion of the Grantor, its successors and assigns.
5. These covenants, restrictions and servitudes shall run with the land. The Grantee, by accepting the deed to the property, accepts the property subject to the covenants, restrictions and servitudes, and agrees for himself, his heirs, legal representatives, administrators, successors and assigns, to be bound by each of the covenants, restrictions and servitudes. The covenants, restrictions and servitudes shall be in effect until December 1, 2026, and shall be automatically extended for successive periods of ten years each, unless the owners of not less than 100% of the lots agree to terminate and modify the covenants, restrictions and servitudes in writing and recorded in the Watauga County Register of Deeds Office at any time prior to the expiration of the term, or any succeeding ten year term.