

2011001119

TRANSYLVANIA CO. NC FEE \$34.00  
STATE OF NC REAL ESTATE EXT

\$447.00

PRESENTED &amp; RECORDED:

03-03-2011 03:48:19 PM

CINDY M OWNBEY  
REGISTER OF DEEDS  
BY: BETH C LANDRETH  
ASSISTANT

BK: DOC 568

PG: 519-524

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$447

3-3-11 am

Parcel Identifier No. 9505-00-8878-000 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 2009  
By: \_\_\_\_\_Mail/Box to: Brian P. Philips, 30 N. Country Club Rd., Brevard, NC 28712This instrument was prepared by: David C. Neumann, Neumann & Associates Law Firm, PLLC (10-646)

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 3<sup>rd</sup> day of February, 2011, by and between

## GRANTOR

**WILLIAM AKSAMIT**, Individually and as Executor of  
The Estate of Doris Streadorf; and wife, **PATRICIA D.**  
**AKSAMIT, THOMAS G. STREALDORF AND WIFE,**  
**AWILDA C. CRUZ; ANNE KITTEL AND HUSBAND**  
**WALTER J. KITTEL; GARY T. BODEN**, Executor of the  
Estate of Carolyn A. Boden; **GARY T. BODEN**, Trustee  
Of the Boden Revocable Living Trust Under Agreement  
Dated September 11, 1995

## GRANTEE

**CARL RAY PITTMAN, JR. AND WIFE,**  
**SUZANNE POWERS PITTMAN**  
118 Little Bear Lane  
Pisgah Forest, NC 28768

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 situated in the City of Pisgah Forest, Dunn's Rock Township, Transylvania County, North Carolina and more particularly described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE**All or a portion of the property herein conveyed \_\_\_ includes or X does not include the primary residence of a Grantor.

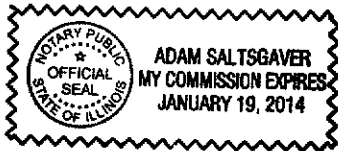
The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 294, page 591, Transylvania County Registry.

A map showing the above described property is recorded in Plat File 2, Slide 301-A, Records of Plats for Transylvania County.

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 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, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.



William Aksamit (SEAL)  
WILLIAM AKSAMIT, Individually and as Executor  
of the Estate of Doris Streadorf

Patricia D. Aksamit (SEAL)  
PATRICIA D. AKSAMIT

STATE OF ILLINOIS  
COUNTY OF Madison

I, Adam Saltsgaver, the undersigned Notary Public of the County and State aforesaid, certify that William Aksamit, Individually and as Executor and Patricia D. Aksamit personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and seal this 25<sup>th</sup> day of February, 2011.

Adam Saltsgaver  
Notary Public  
My Commission Expires: 1/19/2014

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A map showing the above described property is recorded in Plat File 2, Slide 301-A, Records of Plats for Transylvania County.

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 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, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Gary T. Boden (SEAL)

GARY T. BODEN, Executor of the Estate of  
Carolyn A. Boden

Gary T. Boden (SEAL)

GARY T. BODEN, Trustee of the Boden Revocable  
Living Trust Under Agreement Dated September 11,  
1995

STATE OF RHODE ISLAND

COUNTY OF Washington

I, Janet C. Welch, the undersigned Notary Public of the County and State aforesaid, certify that Gary Boden, Executor and Trustee, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

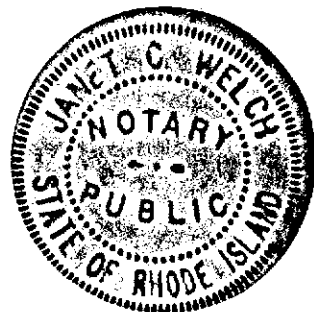
Witness my hand and seal this 24<sup>th</sup> day of February, 2011.

Janet C. Welch

Notary Public

My Commission Expires:

10/31/12 #63037



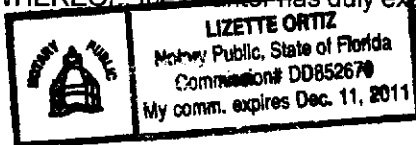
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TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

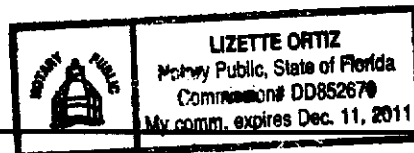
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.



Anne S. Kittel (SEAL)  
ANNE S. KITTEL

Walter J. Kittel (SEAL)  
WALTER J. KITTEL



STATE OF FLORIDA  
COUNTY OF Lee

I, Lizette Ortiz, the undersigned Notary Public of the County and State aforesaid, certify that Anne S. Kittel and Walter J. Kittel personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and seal this 25 day of February, 2011.

[Signature]  
Notary Public

My Commission Expires: Dec 11, 2011

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 294, page 591, Transylvania County Registry.

A map showing the above described property is recorded in Plat File 2, Slide 301-A, Records of Plats for Transylvania County.

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 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, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

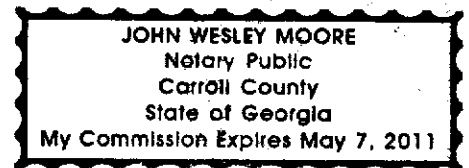
Thomas G. Streadorf (SEAL)  
THOMAS G. STREALDORF  
Awilda C. Cruz (SEAL)  
AWILDA C. CRUZ

STATE OF GEORGIA  
COUNTY OF CARROLL

I, J. Wesley Moore, the undersigned Notary Public of the County and State aforesaid, certify that Thomas G. Streadorf and Awilda C. Cruz personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and seal this 28 day of February, 2011.

John Wesley Moore  
Notary Public  
My Commission Expires: MAY 07, 2011



**Prepared by:      Neumann & Associates Law Firm, PLLC  
David C. Neumann    10-646**

**EXHIBIT "A"**

BEING all of Lot 73 and 74, Section 6-A of Stoney Brook Subdivision as shown on the plat recorded at Plat File 2, Slide 301-A, Transylvania County Registry, to which reference is hereby made for a more complete description thereof.

This conveyance is made subject to those certain Restrictive Covenants of Stoney Brook Subdivision as recorded in Deed Book 246, page 124, in the Transylvania County Registry and the Trust Amendment to the Declaration of Protective Covenants recorded in Document Book 311, page 42-77, Transylvania County Registry; also subject to those certain Restrictive Covenants of Sweetwater Farms as recorded in Deed Book 209, page 370, Transylvania County Registry.

Together with a right-of-way for ingress and egress over and across Cherrywood Lane the same runs from the above described property in a Northwesterly direction to its intersection with Williamson Creek Road; and along all roads shown on recorded plats for Stoney Brook Subdivision and Sweetwater Farms Subdivision, pursuant to the provisions of the Road Maintenance and Right-of-Way Agreement recorded at Deed Book 247, page 208, Transylvania County Registry.