

Filed for registration on the 20 day of Feb  
2004 at 11:25 o'clock A m. and registered and  
verified on the 26 day of Feb 2004  
in book no: 219 of page 30  
Cindy M. Ownbey  
Register of Deeds, Transylvania County

REAL ESTATE EXCISE  
TAX PAID: \$ 152.00  
DM

000030

By Cindy Lapps  
Deputy

Excise Tax: 000219 \$152.00

Return after recording to: Donald E. Jordan

Brief description for the Index: Lot 2, Sylvan Habitat

This Deed was prepared by: Donald E. Jordan, Attorney at Law

20 FEBRUARY 2004 SM

### NORTH CAROLINA GENERAL WARRANTY DEED

This DEED is made this 30th day of January, 2004, by and between:

GRANTOR: Sylvan Resources, LLC

GRANTEE: MARVIN R. BARG and  
MICHELE BARG,  
Husband and Wife

Address of Grantee: 21 Rockledge Lane  
Pisgah Forest, NC 28768

The designation Grantor and Grantee in this Deed shall include the parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

The Grantor, for a valuable consideration paid by the Grantee (the receipt of which is acknowledged) grants, bargains, sells and conveys to the Grantee in fee simple, all of the lot or parcel of land located in Dunns Rock Township, Transylvania County, North Carolina, and as is described in the attached Exhibit "A." This is a portion of the property acquired by Grantor by Deed recorded in Book 458, Page 601, Transylvania County Registry. This conveyance is made subject to easements and rights of way of record, to any covenants of record, and to real property taxes for the current year.

THIS CONVEYANCE IS MADE FOR THE GRANTEE TO HAVE AND TO HOLD the Property and all privileges and appurtenances belonging to the Property in fee simple.

The Grantor covenants with the Grantee that Grantor is seized of the Property 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, subject only to the stated exceptions.

Grantor is signing this Deed as of the date specified above.

SYLVAN RESOURCES, LLC

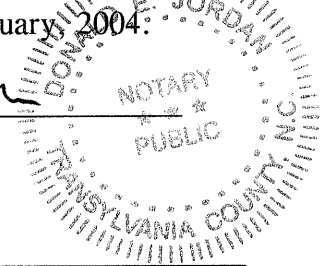
By: Paul Fekete  
Paul Fekete, Manager

STATE OF NORTH CAROLINA  
COUNTY OF TRANSYLVANIA

I, , Donald E. Jordan, a Notary Public of the County and State aforesaid, certify that Paul Fekete personally appeared before me this day and acknowledged that he is the Manager of Sylvan Resources, LLC, a North Carolina limited liability company, and that he signed the foregoing instrument as the act of the company.

Witness my signature and official stamp or seal, this 30 day of January, 2004.

My commission expires: Aug. 30, 2004

Donald E. Jordan  
Notary Public  


The foregoing certificate of Donald E. Jordan  
is certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page.

By Judy M. Garbey Register of Deeds for Transylvania County  
By Judy M. Garbey Deputy/Assistant - Register of Deeds

000219

000032

EXHIBIT "A"

All of Lot 2 in Section 1 of SYLVAN HABITAT, as shown on the Plat prepared by Gene Parker Land Surveys dated April 30, 2001, recorded in Plat File 9, Slide 200, records of Plats in the office of the Register of Deeds for Transylvania County, North Carolina.

This conveyance is made together with the right to use Sylvan Byway for access and utilities, and is subject to the Protective Covenants recorded in Book 72, Page 856 of the Transylvania County Registry.