

2008003642

TRANSLYVANIA CO, NC FEE \$20.00
 STATE OF NC REAL ESTATE EXT
\$758.00
 PRESENTED & RECORDED:
 06-13-2008 04:49:52 PM
 CINDY M OWNBEY
 REGISTER OF DEEDS
 BY: BETH C SALES
 ASSISTANT
BK: DOC 462
PG: 375-377

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$ 758.00

Parcel Identifier No. _____ Verified by DM County on the 13 day of June, 2008
By: _____

Mail/Box to: David C. Neumann, Neumann & Hall, Attorneys at Law, PLLC, 41 East Main Street, Brevard, NC 28712

This instrument was prepared by: Neumann & Hall, Attorneys at Law, PLLC, 41 East Main Street, Brevard, NC 28712

Brief description for the Index: _____

THIS DEED made this 12th day of June, 2008 by and between

GRANTOR	GRANTEE
Blue Ridge Savings Bank, Inc.	Samuel Monteith and wife, Karrie Monteith <u>13431 Cassington Ct</u> <u>Charlotte NC 28273-6707</u>

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 Brevard, Cathey's Creek Township, Transylvania County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ page _____.

A map showing the above described property is recorded in Plat Book 9 page 902.

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 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, other than the following exceptions: Restrictive covenants recorded in Book 209, Page 195, and Book 385, Page 392, Transylvania County Registry.

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

Blue Ridge Savings Bank, Inc.
(Entity Name)

(SEAL)

By: Dwayne H. Wiseman
Title: President

(SEAL)

By: _____
Title: _____

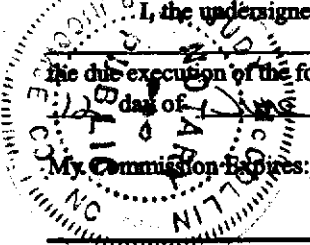
(SEAL)

By: _____
Title: _____

(SEAL)

State of North Carolina - County of Swain

I, the undersigned Notary Public of the County and State aforesaid, certify that Dwayne H. Wiseman personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 12th day of June, 2008



My Commission Expires: 10/29/08

[Signature]
Notary Public

State of North Carolina - County of Transylvania

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ President of _____ Blue Ridge Savings Bank, Inc., a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 12th day of _____ June, 2008

My Commission Expires: _____

Notary Public

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20__.

My Commission Expires: _____

Notary Public

The foregoing Certificate(s) of _____ is/are 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 hereof.

By: _____ Register of Deeds for _____ County
Deputy/Assistant - Register of Deeds

EXHIBIT "A"

Being all of Lot 5 of Chasewood as shown on a plat thereof recorded in Plat File 10, Slides 470-477, Records of Plats for Transylvania County.

Together with a right-of-way to Barberry Circle (NCSR 1201) and Island Ford Road (NCSR 1110) over and along the private roads shown on the recorded plat hereinabove referred to which connect the lots located in Chasewood with the public road.

This conveyance is made subject to all easements and other matters shown on the recorded plat hereinabove referred to and to the Declaration of Restrictive and Protective Covenants recorded in the office of the Register of Deeds for Transylvania County in Document Book 209, page 195.