



2014002418

TRANSYLVANIA CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$1150.00

PRESENTED & RECORDED:
06-20-2014 03:04:21 PM
CINDY M OWNBEY
REGISTER OF DEEDS
BY: BETH C LANDRETH
ASSISTANT

BK: DOC 695
PG: 79-82

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,150.00 Return after recording to: Donald Jordan
Brief description for the Index: 50 acres, Gloucester Township
This Deed was prepared by: Donald E. Jordan, Attorney at Law
This property does not include the primary residence of Grantor

Ke 6/20/14

This DEED is made this 16th day of June, 2014, by and between:

GRANTOR: **REGINA HARGIS WINBURN, joined by her husband**
BILLY JOE WINBURN, and
REBECCA HARGIS SPRING, joined by her husband
ROBERT KENNETH SPRING,
Grantor's Address: 10113 Arlington Church Road, Mint Hill, NC 28227

GRANTEE: **GRANT J. KITTLE and**
NANCY L. KITTLE, Husband and Wife
Grantee's Address: 2042 Old Nags Head Woods Road, Kill Devil Hills, NC 27948

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 Gloucester Township, Transylvania County, North Carolina, described in the attached Exhibit A. 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.

Regina H. Winburn
Regina Hargis Winburn

Billy Joe Winburn
Billy Joe Winburn

(See signature page)
Rebecca Hargis Spring

(See signature page)
Robert Kenneth Spring

STATE OF NORTH CAROLINA
COUNTY OF Transylvania

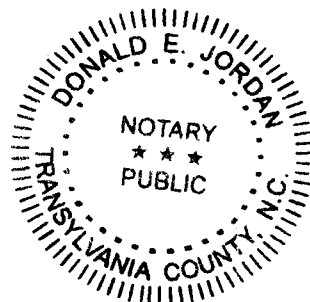
I, Donald E. Jordan, a Notary Public of the specified County and State, certify that Regina Hargis Winburn and Billy Joe Winburn personally appeared before me this day and acknowledged the voluntary execution of this Deed.

Witness my signature and official stamp or seal, this 20 day of June, 2014.

My commission expires: Aug. 30, 2014

[Signature]
Notary Public

Notary's stamp or seal here:



**SIGNATURE PAGE TO DEED DATED JUNE 16, 2014,
FROM WINBURN & SPRING TO KITTLE**

Rebecca H. Spring
Rebecca Hargis Spring

Robert K. Spring
Robert Kenneth Spring

STATE OF NORTH CAROLINA
COUNTY OF Transylvania

I, Donald E. Jordan a Notary Public of the referenced County and State, certify that Rebecca Hargis Spring and Robert Kenneth Spring personally appeared before me this day and acknowledged the execution of this instrument.

Witness my hand and official stamp or seal, this 20 day of June, 2014.

My commission expires: Aug 30, 2014

[Signature]
Notary Public

Notary's stamp or seal here:

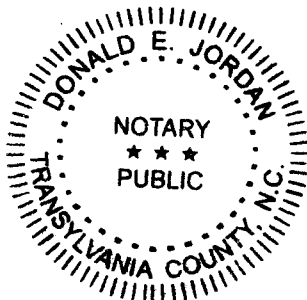


EXHIBIT A - LEGAL DESCRIPTIONB

All of the real property encompassed within the 1844 Grant to Owens recorded in Book 5, Page 603 of the Henderson County Records, and as has been described in Deeds recorded in Transylvania County Deed Book 39, Page 264; Book 41, Page 264; Book 149, Page 1; and Book 174, Page 245, described as follows:

BEGINNING at a Sourwood in Owen's line and runs North 20 deg. East 30 poles to a Black Oak stump; thence North 87 deg. West 20 poles to a stake and pointers; thence North 50 deg. West 35 poles to a Spanish Oak; thence North 17 deg. East 64 poles to a Black Oak; thence North 55 deg. West 28 poles to a Chestnut; thence South 69 deg. West 20 poles to a Chestnut; thence South 2 deg. East 26 poles to a Spanish Oak; thence South 45 deg. West 17 poles to a Spanish Oak; thence South 88 deg. West 24 poles to a Sourwood on a rock; thence due South 80 poles to a stake and pointers in Owen's line; thence with said line South 87 deg. East 104 poles to the BEGINNING.

Containing 50 acres, more or less.

Being the same land described in a Deed from J. L. Kilpatrick to Wiley Devore and wife, Emma Mae Devore, dated November 15, 1919, and recorded in Book 41, page 264, in the office of the Register of Deeds for Transylvania County, North Carolina.

Together with a right-of-way, and subject to the terms and conditions thereof, more particularly described in a Deed from Noah McKinney Stamey and wife, Fannie Fisher Stamey, to L. L. Prescott and wife, Margaret A. Prescott, dated August 27, 1964, and recorded in Book 155, page 237, Records of Deeds for Transylvania County.

In the 1914 Deed referenced above, the bearing on the first call appears to be North 2 degrees East, and the bearing on the second call appears to be North 67 degrees West. The intention of this Deed is to conform in all respects with the original grant, as ratified in the Vanderbilt legal proceedings, and as will be reflected in the records of the U.S. Forest Service.

Grantors also assign and convey all of their rights under the Easement Permit issued by the United States Forest Service dated January 1, 2013.

Grantors are devisees under the Will of Virginia Osborne Nicholson, as filed in 02-E-1, and she was devisee under the Will of Bob Ray Nicholson, filed in 95-E-312.