

REAL ESTATE EXCISE
TAX PAID: \$532.00

000101 000520

Excise Tax \$532.00

Filed for registration on the 10 day of May
2002 at 4:10 o'clock P.M. and registered and
verified on the 10 day of May 2002
in Book No: 101 of Page 520
J. W. Edwards
Register of Deeds, Transylvania County

Boyle & Smith
Deputy

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.
Verified by County on the 10 day of May 2002
by

Mail after recording to Donald E. Jordan

This instrument was prepared by Donald E. Jordan, Attorney

Brief description for the Index 1.83 acres

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 10 day of May, 2002, by and between

GRANTOR

GRANTEE

VICTOR POYNTON (unmarried)

TED A. HUNT and
LINDA KIRK HUNT,
Husband and Wife

291 SW 75th Terrace
Plantation, FL 33317

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 Hogback Township, Transylvania County, North Carolina and more particularly described as follows:

as described in Exhibit "A" attached.

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The property hereinabove described was acquired by Grantor by instrument recorded in
Book 93, Page 444; Book 450, Page 259

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

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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, 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.

.....
(Corporate Name)

USE BLACK INK ONLY

[Signature]
..... (SEAL)
VICTOR POYNTON

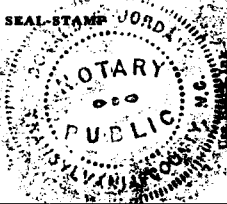
By:
.....
President

..... (SEAL)

ATTEST:
.....
Secretary (Corporate Seal)

..... (SEAL)

..... (SEAL)



NORTH CAROLINA, Transylvania County.

I, a Notary Public of the County and State aforesaid, certify that Victor Poynton Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 10 day of May, 2002

My commission expires: Aug. 30, 2004 *[Signature]* Notary Public

SEAL-STAMP

NORTH CAROLINA, County.

I, a Notary Public of the County and State aforesaid, certify that personally came before me this day and acknowledged that he is Secretary of a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by as its Secretary. Witness my hand and official stamp or seal, this day of

Use Black Ink

My commission expires: Notary Public

The foregoing Certificate(s) of *[Signature]* Donald E. Andax

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.

[Signature] Julie L. Edwards
[Signature] Mrs. L. Smith
..... REGISTER OF DEEDS FOR *[Signature]* Dare/Trans COUNTY
By Deputy/Assistant - Register of Deeds

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EXHIBIT "A"

BEGINNING at a two inch iron pipe, said iron pipe being in the West Line of the V.C. Owen property, being the Northeast corner of the E. Fugate property as recorded in Deed Book 176, Page 363, Transylvania County Registry, and running thence with the E. Fugate line North 89°41'49" West 375 feet to a new iron pipe, thence leaving the Fugate line and running North 0°18'11" East 25 feet to a point in the center of a 12 foot road, thence with the center of said road four calls as follow: North 65°26'40" East 35.79 feet, North 29°17'8" East 48.13 feet, North 11°23'1" East 109.36 feet, North 30°4'18" East 73 feet, to a point in the center line of said road in the Arthur Riddle line, thence with the Riddle and Owen line North 89°13'49" East 258 feet to a planted stone corner; thence with the Owen Line South 0°35'00" East 257.69 feet to the Point of Beginning, containing 1.83 acres as per the survey of Clarence Jenkins dated November 14, 1988, and being part of the W.A. and Lucille S. Fesler property as per Deed Book 144, Page 302, and Deed Book 250, Page 226, Transylvania County Registry.

This same 1.83 acre tract is shown on an updated Survey by Clarence A. Jenkins, P.L.S., for Chrisanne Arnsdorff, dated June 24, 1999.

This conveyance is made together with the gravel drive leading from the Property to Highway 281, subject to the rights of others to use the drive along the western boundary of the Property, as shown on the Jenkins Survey.