

000416 000045

2420 TRANSYLVANIA COUNTY
May 15 1997 \$520.00



Real Estate
Excise Tax

Excise Tax \$520.00

Filed for registration on the 15 day of May
1997 at 2:00 o'clock P. M. and registered and
verified on the 15 day of May 1997
in Book No: 416 of page 45

Register of Deeds, Transylvania County

By: Vicki M. McCall
Regis

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. _____
Verified by _____ County on the 15 day of May 1997
by _____ *LJB*

Mail after recording to *Neumann Law Firm*
Donald H. Barton, PO Box 1209, Brevard, NC 28712

This instrument was prepared by Donald H. Barton

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 15th day of May, 1997, by and between

GRANTOR	GRANTEE
SHARYN M. INGRAM FOGEL and husband, HARRY ROBERT FOGEL	CRAIG C. BENEPE and wife, MIEKE K. BENEPE 11 Cardinal Drive Brevard, NC 28712

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

Being all that property described in Exhibit "A" attached hereto and incorporated herein by reference.

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The property hereinabove described was acquired by Grantor by instrument recorded in

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.

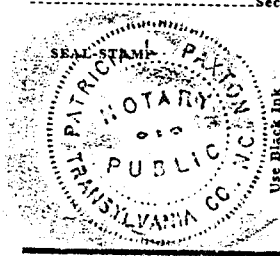
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons 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)
By:
..... President
ATTEST:
..... Secretary (Corporate Seal)

USE BLACK INK ONLY

Sharyn M. Ingram Fogel (SEAL)
Sharyn M. Ingram Fogel
Harry Robert Fogel (SEAL)
Harry Robert Fogel
..... (SEAL)
..... (SEAL)



NORTH CAROLINA, Transylvania County.
I, a Notary Public of the County and State aforesaid, certify that Sharyn M. Ingram Fogel and husband, Harry Robert Fogel Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 15th day of May 19 97
My commission expires: 4-18-2000 Patricia K. Gartin Notary Public

SEAL-STAMP

Use Black Ink

NORTH CAROLINA, County.
I, a Notary Public of the County and State aforesaid, certify that 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 19.....
My commission expires: Notary Public

The foregoing Certificate(s) of *Patricia K. Gartin*

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 *Vickie L. Edwards* REGISTER OF DEEDS FOR *Transylvania* COUNTY
Vickie L. McCall Deputy/Assistant - Register of Deeds

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EXHIBIT "A"

BEING the greater portion of Lot 113, Section C of Illahee Hills Subdivision as shown on plat recorded in Plat File 1, Slide 60 in the office of the Register of Deeds of Transylvania County less and excepting the following described tract of land:

BEGINNING on a 1-inch iron pin set in the eastern margin of Cardinal Drive, a 60-foot right-of-way; thence running from said BEGINNING point and with the line of Lot 114 of Section C of Illahee Hills Subdivision, South 46 deg. 33 min. 00 sec. East 308.54 feet to a 1-inch iron pin, a common corner of Lot 204 and Lot 113; thence North 43 deg. 58 min. 48 sec. West 192.60 feet to an iron pin set with an aluminum cap; thence North 50 deg. 50 min. 47 sec. East 116.47 feet to the 1-inch pin, the point and place of BEGINNING.

This property is conveyed together with a right-of-way over and across an existing gravel drive to Cardinal Drive, a 60-foot right-of-way; thence across Cardinal Drive to the public road.

This property is conveyed subject to all matters and things as shown on the plat of the subject premises as per plat in Plat File 1, Slide 60 in the office of the Register of Deeds of Transylvania County and is subject to all matters and things shown on the plat prepared by Gene Parker, RLS, revised May 14, 1997.