

2005011462

TRANSYLVANIA CO, NC FEE \$20.00  
STATE OF NC REAL ESTATE EXT

\$1000.00

PRESENTED &amp; RECORDED:

05-31-2005 03:17:15 PM

CINDY M OWNBEY

REGISTER OF DEEDS

BY: D REE MCCALL

DEPUTY REGISTER OF DEEDS

BK: DOC 290

PG: 238-240

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 1,000.00

Parcel Identifier No. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the 31 day of May, 2005  
By: \_\_\_\_\_ LYBMail/Box to: SHELTON JONESThis instrument was prepared by: DAVID C. NEUMANN, ATTORNEY AT LAW, FILE NO. 05-440

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 25th day of May, 2005, by and between

GRANTOR

**IAN MATHER and wife, KARLA A. MATHER**

GRANTEE

**LARS PETTERSON and MARION B. PETTERSON, husband and wife  
4223 Mourning Dove Drive  
Matthews, NC 28104**

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 \_\_\_\_\_, DUNNS ROCK 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 457 page 136.

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, other than the following exceptions:

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

\_\_\_\_\_  
(Entity Name) IAN MATHER (SEAL)

By: \_\_\_\_\_ Karla A. Mather (SEAL)

Title: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)

Title: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)

Title: \_\_\_\_\_

State of North Carolina - County of TRANSYLVANIA

I, the undersigned Notary Public of the County and State aforesaid, certify that IAN MATHER, and wife, KARLA A. MATHER

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 31<sup>st</sup> day of May, 2005.

My Commission Expires: 2-24-2010

Cassandra R. Parris  
Notary Public

State of North Carolina - County of \_\_\_\_\_

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 \_\_\_\_\_ of \_\_\_\_\_, 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 \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

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 \_\_\_\_\_, \_\_\_\_\_.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

The foregoing Certificate(s) of Cassandra R. Parris 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: Cindy M. Ombrey Register of Deeds for Transylvania County  
D. R. McCall Deputy Assistant - Register of Deeds

**EXHIBIT "A"**

**Lot 661 of Glen Cannon Properties, Inc., plat of which said subdivision is on file in Plat File 2, Slide 258, Records of Plats for Transylvania County, North Carolina, reference to which is hereby made for a more complete description of the property herein conveyed.**

**Subject to restrictive and protective covenants and easements which appear of record in Deed Book 254, page 915, Transylvania County Registry.**