

2005010829  
 TRANSLYVANIA CO, NC FEE \$20.00  
 STATE OF NC REAL ESTATE EXTK  
**\$142.00**  
 PRESENTED & RECORDED:  
 05-11-2005 02:43:43 PM  
 CINDY M OWNBAY  
 REGISTER OF DEEDS  
 BY: PAIGE CAPPS  
 DEPUTY REGISTER OF DEEDS  
**BK:DOC 286**  
**PG:688-690**

Excise Tax: \$142.00 Return after recording to: Donald E. Jordan

Brief description for the Index: Lot 1, Sylvan Habitat

This Deed was prepared by: Donald E. Jordan, Attorney at Law

11 May 2005 SM

**NORTH CAROLINA GENERAL WARRANTY DEED**

This DEED is made this 15<sup>th</sup> day of April, 2005 by and between:

GRANTOR: SYLVAN RESOURCES, LLC

GRANTEE: JAMES R. TREFZ and  
LISA J. TREFZ,  
Husband and Wife

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 Dunns Rock Township, Transylvania County, North Carolina, and as is described in the attached Exhibit "A." This is a portion of the property acquired by Grantor by Deed recorded in Book 458, Page 601, Transylvania County Registry. 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.

SYLVAN RESOURCES, LLC

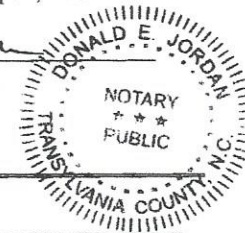
By: Paul Fekete  
Paul Fekete, Manager

STATE OF NORTH CAROLINA  
COUNTY OF TRANSYLVANIA

I, Donald E. Jordan, a Notary Public of the County and State aforesaid, certify that Paul Fekete personally appeared before me this day and acknowledged that he is the Manager of Sylvan Resources, LLC, a North Carolina limited liability company, and that he signed the foregoing instrument as the act of the company.

Witness my signature and official stamp or seal, this 17 day of April, 2005

My commission expires: Aug. 30, 2009

Donald E. Jordan  
Notary Public  


The foregoing certificate of Donald E. Jordan is 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.

By: Cindy McQuibben Register of Deeds for Transylvania County  
Deputy Deputy Assistant - Register of Deeds

**EXHIBIT "A" - LEGAL DESCRIPTION**

All of Lot 1 in Section 1, Phase 1 of SYLVAN HABITAT, as shown on the Plat prepared by Gene Parker Land Surveys recorded in Plat File 9, Slide 200, records of Plats in the office of the Register of Deeds for Transylvania County, North Carolina, containing 2.8063 acres.

This conveyance is made together with the right to use Sylvan Byway for access and utilities, and is subject to the Protective Covenants recorded in Book 72, Page 856 of the Transylvania County Registry.

Most of Lot 1 was previously a Lot in the Stoneybrook Subdivision. The Stoneybrook Covenants shall continue to apply to Lot 1, but only to the extent necessary and appropriate. Lot 1 shall enjoy all of the same privileges (and obligations) of other lots in Sylvan Habitat.