



**2015003098**

TRANSYLVANIA CO, NC FEE \$26.00

**NO TAXABLE CONSIDERATION**

PRESENTED & RECORDED:  
06-29-2015 03:20:25 PM

CINDY M OWNBEY  
REGISTER OF DEEDS  
BY: BEVERLY MCJUNKIN  
DEPUTY REGISTER OF DEEDS

**BK: DOC 730**

**PG: 842-844**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$0.00

Parcel Identifier No. 8591-09-2419-000 Verified by KQ County on the 29 day of June, 2015  
By: \_\_\_\_\_

Mail/Box to: THE NEUMANN LAW FIRM, PLLC, 9 Park Place West, Ste 102, Brevard, NC 28712

This instrument was prepared by: David C. Neumann, Attorney at Law 15-333

Brief description for the Index: 211 LIGHTNING PATH

THIS DEED made this 22<sup>nd</sup> day of June, 2015, by and between

GRANTOR	GRANTEE
<b>ELLEN HEPP, a single woman</b> <b>211 Lightning Path</b> <b>Brevard, NC 28712</b>	<b>KEITH MAST, a single man</b> <b>211 Lightning Path</b> <b>Brevard, NC 28712</b>

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 \_\_\_\_\_, Eastatoe 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 681, page 465

All or a portion of the property herein conveyed \_\_\_ includes or X does not include the primary residence of Grantor. A map showing the above described property is recorded in Plat File \_\_\_, Slide \_\_\_.

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.

\_\_\_\_\_  
*Ellen Hepp* (SEAL)  
ELLEN HEPP

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

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

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

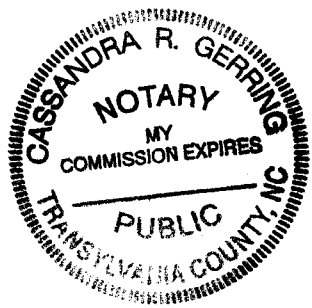
Title: \_\_\_\_\_

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

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

STATE OF NORTH CAROLINA,  
COUNTY OF TRANSLVANIA

I, Cassandra R. Gerring, a Notary Public of the County and State aforesaid, certify that **ELLEN HEPP**, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 25<sup>th</sup> day of June, 2015.



Cassandra R. Gerring  
Notary Public  
My commission expires: 5.6.18

Prepared by: **Neumann & Associates Law Firm, PLLC**  
**David C. Neumann 15-333**

**EXHIBIT "A"**

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Being all of Lot 74B, containing 3.67 acres, more or less, of Section Five of Big Hill Acreage Homesteads as shown on a plat thereof recorded in Plat File 11, Slide 374, Records of Plats for Transylvania County.

Together with a right of way to Laurel Thicket Road over and along Lightning Path which currently traverses the lot hereinabove described and connects it with Laurel Thicket Road and thence to the public road over and along Laurel Thicket Road and all other subdivision roads which may currently connect the lot hereinabove described with the public road. Said right of way shall be for road and utility line purposes and for travel of all kinds, on foot and with all types of vehicles, with the right of ingress, egress and regress over and along the same in common with all others entitled to the use thereof, with it being understood and agreed that the owners of each of the lots which is traversed by Lightning Path will share equally in the cost of repairing and maintaining Lightning Path which is hereby declared to be a limited common area for the benefit of said lots despite the fact that ownership in the various portions of said driveway shall continue to remain vested in the individual owners over whose lots it extends and forms a portion of. The cost of repairing and maintaining said driveway shall be assessed as a special assessment against such lot owners by Big Hill Property Owners Association, Inc., which shall have the same rights and remedies with regard to the levying and collection of such special assessments as are provided for the levying and collection of regular assessments in the Declaration of Restrictive Covenants of Big Hill Acreage Homesteads recorded in the office of the Register of Deeds for Transylvania County in Deed Book 433, page 487, as amended in Document Book 398, page 598.

This conveyance is made subject to the right of way of Lightning Path as shown on the recorded plat hereinabove referred to, to all road rights of way which may currently appear of record, to the rights of way of all utility lines which may currently traverse the property, to all rights of way for utility lines which may currently appear of record, and to the Declaration of Restrictive Covenants of Big Hill Acreage Homesteads recorded in Deed Book 433, page 487, as amended in Document Book 398, page 598, hereinabove referred to.

Notwithstanding anything set out to the contrary in said declaration and any amendments thereto which may subsequently appear of record, it is specifically understood and agreed that any dwelling that is constructed on Lot 74B shall be located at least twenty-five (25) feet from each of its lot lines.