



2016003521

TRANSYLVANIA CO, NC FEE \$26.00

STATE OF NC REAL ESTATE EXT X

\$40.00

PRESENTED & RECORDED

07-28-2016 12:29:33 PM

CINDY M OWNBEY

REGISTER OF DEEDS

BY: D REE M POWELL

DEPUTY REGISTER OF DEEDS

BK: DOC 771

PG: 273-275

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 40.00

Parcel Identifier No. _____ Verified by Transylvania County on the 28 day of July 2016
By: KE

Mail/Box to: RAMSEY & PRATT, PA, 35 N. Gaston Street, Brevard, NC 28712

This instrument was prepared by: GAYLE E. RAMSEY

Brief description for the Index: _____

THIS DEED made this 22nd day of July, 2016, by and between

Table with 2 columns: GRANTOR and GRANTEE. Grantor: CURTIS L. BAYSINGER and wife, MARY R. BAYSINGER, 215 Cantrell Avenue, Nashville, TN 37205. Grantee: KEITH MAST, 211 Lightning Path, Brevard, NC 28712.

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:

BEING ALL OF THE SAME LAND DESCRIBED ON THE PAGE WHICH IS ATTACHED HERETO, DESIGNATED AS EXHIBIT "A" AND INCORPORATED HEREIN BY REFERENCE.

All or a portion of the property herein conveyed does X does not include the primary residence of the 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:

Exceptions and reservations contained in this deed and/or in instruments referenced herein.
Easements and rights of way for public and private roads and utilities, of public record.
Lien of ad valorem taxes for the current year and subsequent years, not yet due and payable.

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



CURTIS L. BAYSINGER (SEAL)



MARY R. BAYSINGER (SEAL)

STATE OF TENNESSEE, COUNTY OF Davidson.

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: CURTIS L. BAYSINGER and wife, MARY R. BAYSINGER

WITNESS my hand and Notarial Seal, this the 26th day of July, 2016.



Signature of Notary Public

My commission expires: 09/10/2018

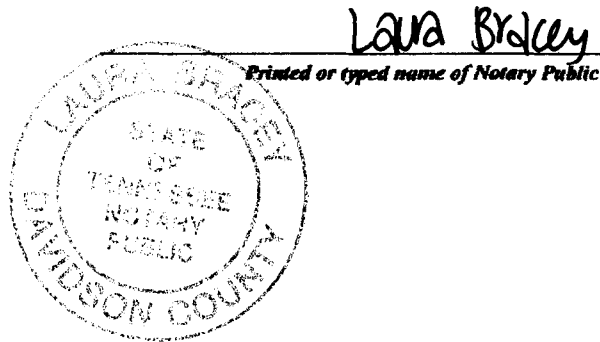


EXHIBIT "A"

Being all of Lot 74C, containing 2.24 acres, more or less, of Section Five of Big Hill Acreage Homesteads as shown on a plat thereof recorded in Plat File 11, Slide 426, 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 served by Lightning Path will share equally in the cost of repairing and maintaining Lightning Path which is a limited common area for the use and benefit of Lots 74-A, 74-B, 74-C, 74-D, 74-E and 74-F, 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. As specified in a deed recorded in the office of the Register of Deeds for Transylvania County in Document Book 374, page 133, the cost of repairing and maintaining said driveway shall be assessed as a special assessment against the lot owners served by said driveway 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.

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 the Office of the Register of Deeds for Transylvania County in Deed Book 433, page 487, as amended in Document Book 398, page 598.

Being all of the same land described in a deed from Robin Hood, Inc., to Curtis L. Baysinger and wife, Mary R. Baysinger, dated October 10, 2006, and recorded in the office of the Register of Deeds for Transylvania County in Document Book 374, page 133.