


2009005571


 TRANSYLVANIA CO, NC FEE \$20.00
 STATE OF NC REAL ESTATE EXTX
\$90.00
 PRESENTED & RECORDED:
 09-25-2009 09:57:29 AM
 CINDY M OWNBEY
 REGISTER OF DEEDS
 BY: D REE MCCALL
 DEPUTY REGISTER OF DEEDS
BK: DOC 514
PG: 651-653

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$ 90.00

Parcel Identifier No. 8595-91-1581-000 Verified by _____ County on the 25th day of September, 2009
By: _____ *JAM*

Mail/Box to: Neumann and Associates, PLLC, 41 East Main Street, Brevard, NC 28712

This instrument was prepared by: Neumann and Associates, PLLC, 41 East Main Street, Brevard, NC 28712

Brief description for the Index: _____

THIS DEED made this 24th day of September, 2009, by and between

GRANTOR	GRANTEE
United Community Bank	Ollie Samuel Bradham, III and wife, Sharon G. Bradham

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 _____ page _____.

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

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

United Community Bank (SEAL)
(Entity Name)

By: [Signature] (SEAL)
Title: Vice-President

By: _____ (SEAL)
Title: _____

By: _____ (SEAL)
Title: _____

State of North Carolina - County of _____

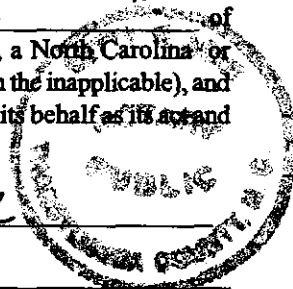
I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20__.

My Commission Expires: _____
Notary Public

State of North Carolina - County of Transylvania

I, the undersigned Notary Public of the County and State aforesaid, certify that MAURA L. MCCARTHY personally came before me this day and acknowledged that s/he is the Vice-President of United Community Bank, 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, s/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 24th day of September, 2009.

My Commission Expires: 11-08-2010
[Signature]
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 _____, 20__.

My Commission Expires: _____
Notary Public

The foregoing Certificate(s) of _____ 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.

Register of Deeds for _____ County
By: _____ Deputy/Assistant - Register of Deeds

EXHIBIT "A"

BEING all of that 3.25 acre parcel of property as surveyed by Robert E. Parker, PLS and shown on a plat thereof dated January 25, 2004 and recorded in Plat File 10, Slide 564, Transylvania County Registry.

This conveyance is made subject to a road right of way, with said road right of way being 60 feet in width and lying 30 feet on either side of the center line, with the center line being designated in the description described, it is further subject to a turn-around at the end of Double Ridge Road with a 50 foot radius, said radius running from the Southernmost corner of the above-described tract.

The Grantors further give, grant and convey unto the Grantees, their heirs and assigns the right of ingress and egress over the existing roads of Knob Ridge from the public road to the above described property.

This conveyance is made subject to Restrictive Covenants of Knob Ridge Properties found in Deed Book 254, Page 88 in the Transylvania County Registry.