

FILED IN HENDERSON COUNTY REGISTER OF DEEDS  
OFFICE. NEDRA W. MOLES, REGISTER

DATE: 6-5-08 TIME: 12:31 PM

EXCISE TAX STAMP: 592.

BOOK: 1363 PAGE: 83

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 592.00

Parcel Identifier No. PORTION OF Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

By: \_\_\_\_\_

RETURN TO MULLINAX K

Mail/Box to: Mullinax Law Firm

This instrument was prepared by: Law Offices of Richard J. Maita, P.A., 120 D Chadwick Square Court, Hendersonville, NC

Brief description for the Index: 2.0ac +/-, Parcel 2, Minor Subdivision & R/W

THIS DEED made this 5th day of June, 20 08, by and between

**GRANTOR**

John E. Torres and wife,  
Marcia A. Torres

**GRANTEE**

Robert Works, Jr. and wife,  
Charlotte Z. Works  
Mailing Address: 231 Beckett Dr.  
MILLS RIVER, NC  
28159

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 Mills River, \_\_\_\_\_ Township, Henderson County, North Carolina and more particularly described as follows:  
See Attached

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 \_\_\_\_\_.

NC Bar Association Form No. L-3 © 1976, Revised © 1977, 2002

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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)	<u>John E. Torres</u> (SEAL) John E. Torres
By: _____ Title: _____	<u>Marcia A. Torres</u> (SEAL) Marcia A. Torres
By: _____ Title: _____	_____ (SEAL)
By: _____ Title: _____	_____ (SEAL)

State of North Carolina - County of Henderson  
 I, the undersigned Notary Public of the County and State aforesaid, certify that John E. Torres and wife, Marcia A. Torres 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 5th day of June, 2012.

My Commission Expires: 07/30/2012  
Shannon R. Cooper  
 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 \_\_\_\_\_, 20\_\_\_\_.

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

By: \_\_\_\_\_ Register of Deeds for \_\_\_\_\_ County  
 Deputy/Assistant - Register of Deeds



EXHIBIT A

LYING AND BEING IN THE MILLS RIVER TOWNSHIP OF HENDERSON COUNTY NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING all of that 2.000 Acres, more or less, Parcel, being shown as Parcel 2 on that Plat of a Minor Subdivision for John E. Torres and wife, Marcia A. Torres recorded at Plat Slide 7355 of the Office of the Register of Deeds for Henderson County, North Carolina, reference to which is hereby made for the purpose of providing a more particular description of said parcel.

Together with and subject to that 30' right-of-way as shown on said plat.

Being a portion of that property conveyed to Grantors herein by deed recorded in Deed Book 975, at Page 116, said Registry.

There is also CONVEYED the right to utilize those roads shown on the plat of Gold Mine Creek Acres Subdivision as recorded in Plat Cabinet C at Slide 266A in the Henderson County Registry by that Grant of Right of Way recorded in Deed Book 976 at Page 657, Henderson County Registry. This conveyance is made SUBJECT TO the obligations to pay a prorata share of the road maintenance expense pursuant to the terms of the Road Maintenance Agreement recorded in Deed Book 654 at Page 359 in the Henderson County Registry.

There is also CONVEYED those Water Rights set forth in the deeds recorded in Deed Book 531 at Page 443 and Deed Book 503 at Page 591 in the Henderson County Registry.

231 Beckett Drive, Mills River, NC 28759