

2006003325

TRANSLYVANIA CO, NC FEE \$20.00  
STATE OF NC REAL ESTATE EXTX

\$900.00

PRESENTED &amp; RECORDED:

04-19-2006 02:42:40 PM

CINDY M OWNBEY

REGISTER OF DEEDS

BY: BETH C SALES

ASSISTANT

BK:DOC 344

PG:564-566

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$900.00

Parcel Identifier No. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the 19 day of April 2006  
By: LBMail/Box to BRIAN P. PHILIPS, PO BOX 432, Brevard, NC 28712This instrument was prepared by: GAYLE E. RAMSEY

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 25th day of April, 2006, by and between

## GRANTOR

JOSEPH PEDERSEN and wife,  
KATHERINE PEDERSEN

## GRANTEE

ANN E. FARASH and  
IRENE H. FARASH as Joint Tenants with  
right of survivorship and not as Tenants  
in common

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 Brevard, Brevard 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.

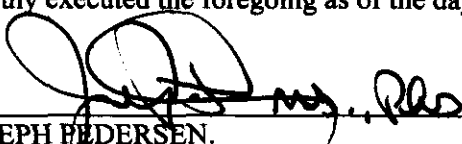
The property hereinabove described was acquired by Grantor by instrument recorded in Book \_\_\_\_\_ page \_\_\_\_\_.

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 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 written.

 (SEAL)  
JOSEPH PEDERSEN.

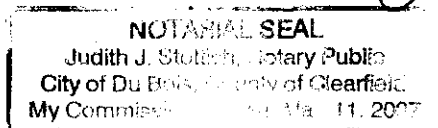
 (SEAL)  
KATHERINE PEDERSEN


State of Pennsylvania, County of Clearfield.

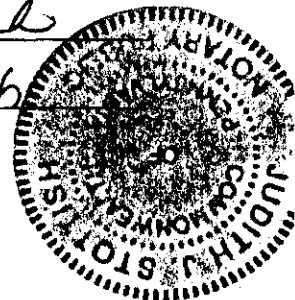
I, the undersigned Notary Public of the County and State aforesaid, certify that JOSEPH PEDERSEN personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 17<sup>th</sup> day of April, 2006.

My Commission Expires: \_\_\_\_\_



  
Notary Public  
Judith J. Stollish  
Printed or Typed Name of Notary



State of North Carolina, County of Transylvania.

I, the undersigned Notary Public of the County and State aforesaid, certify that KATHERINE PEDERSEN personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

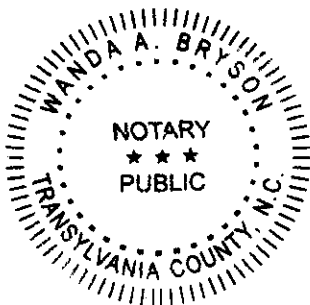
Witness my hand and Notarial stamp or seal this 17<sup>th</sup> day of April, 2006.

My Commission Expires: 9-29-08

  
Notary Public

Wanda A. Bryson

Printed or Typed Name of Notary



## **EXHIBIT "A" TO A DEED FROM PEDERSEN**

Being all of Lot V45 of Mountain Park Homes, Phase 2 (Revised) at Straus Park as shown on a plat thereof recorded in Plat File 7, Slides 655-658, as revised in Plat File 8, Slides 23-26, Records of Plats for Transylvania County.

This conveyance is made subject to all setback lines, utilities, easements and other matters shown on the recorded plat hereinabove referred to and to restrictive and protective covenants and easements appearing of record in Book 426, page 341, Records of Deeds for Transylvania County, as amended by an amendment thereto recorded in Book 439, page 156, Records of Deeds for Transylvania County, and by all subsequent amendments thereto which may appear of record in the office of the Register of Deeds for Transylvania County.

Being all of the same land described in a deed from Straus Park Development Company to Joseph Pedersen and wife, Katherine Pedersen, dated August 8, 2000, and recorded in the office of the Register of Deeds for Transylvania County in Document Book 20, page 892.