


2006009337


 TRANSYLVANIA CO, NC FEE \$20.00
 STATE OF NC REAL ESTATE EXTX
\$730.00
 PRESENTED & RECORDED:
 11-09-2006 02:06:16 PM
 CINDY M OWNBEY
 REGISTER OF DEEDS
 BY: TERESA D MORTON
 DEPUTY REGISTER OF DEEDS
BK: DOC 378
PG: 722-724

November 9, 2006 pmw

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$730.

Return after recording to: Peter Paul

Brief description for the Index: Tract D-2, Blue Ridge Lake
This Deed was prepared by: Donald E. Jordan, Attorney at Law

This DEED is made this 6th day of November, 2006, by and between:

**GRANTOR: NICHOLAS J. MYERS and
EDITH T. EDENFIELD,**
Husband and Wife

**GRANTEE: ROBERT J. SCHAFFER and
BONNIE F. SCHAFFER,**
Husband and Wife

Address of Grantees: 765 Shelton Road
Lake Toxaway, NC 28747

The designation Grantor and Grantee in this Deed shall include the parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

The Grantor, for a valuable consideration paid by the Grantee (the receipt of which is acknowledged) grants, bargains, sells and conveys to the Grantee in fee simple, all of the lot or parcel of land located in Hogback Township, Transylvania County, North Carolina, and as is described in the attached Exhibit A. This is all of the same property acquired by Grantor by Deed recorded in Book 413, Page 374, Transylvania County Registry. This conveyance is made subject to easements and rights of way of record, to any covenants of record, and to real property taxes for the current year.

THIS CONVEYANCE IS MADE FOR THE GRANTEE TO HAVE AND TO HOLD the Property and all privileges and appurtenances belonging to the Property in fee simple.

The Grantor covenants with the Grantee that Grantor is seized of the Property 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, subject only to the stated exceptions.

Grantor is signing this Deed as of the date specified above.



Nicholas J. Myers



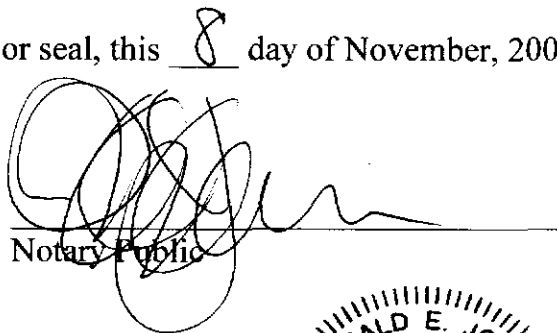
Edith T. Edenfield

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, Donald E. Jordan, a Notary Public of the specified County and State, certify that Nicholas J. Myers and Edith T. Edenfield personally appeared before me this day and acknowledged the voluntary execution of this Deed.

Witness my signature and official stamp or seal, this 8 day of November, 2006.

My commission expires: August 30, 2009



Notary Public

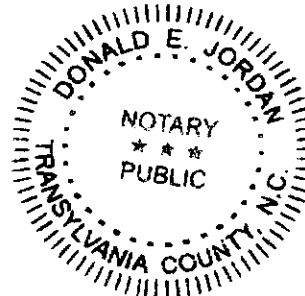


EXHIBIT A

BEGINNING at an iron pipe in the line of the property owned by Doris Jones, as described in the Deed at Book 288, Page 71, which pipe also represents the Southwestern corner of the property owned by Harry K. Jones as described in the Deed at Book 410, Page 128, and running thence with the Jones line North $79^{\circ}26'36''$ East 512.70 feet to a point in Blue Ridge Lake, and passing an iron pipe at 424.45 feet; thence South $25^{\circ}37'42''$ East 108.15 feet to a point in Blue Ridge Lake, which point represents the Northeast corner of the property owned by National Realty, Ltd. as described in the Deed at Book 313, Page 51; thence South $79^{\circ}22'39''$ West 573.4 feet with the line of National Realty, Ltd. to an iron pipe, and passing an iron pipe at 109.89 feet; thence North $06^{\circ}40'20''$ East 110.02 feet with the line of Jones to the point of BEGINNING, containing 1.31 acres, and as shown by the survey of E. Roger Raxter, RLS, dated March 4, 1997, drawing number 97011A.

This is all of Tract D-2 of Blue Ridge Lake property, and is all of the same property as was acquired by Grantor in the Deed recorded in Book 413 Page 374 of the Transylvania County Registry.

This conveyance is made together with the right to use Blue Ridge Lake, the private roadways connecting this property to the public road, and the right to the use of the well located on the Jones parcel north of this property. The conveyance is also subject to the rights of others to exercise similar rights, as set forth in the Right-of-Way Agreement recorded in Book 248, Page 416, in the Deed recorded in Book 196, Page 564, and in the Water Agreement recorded in Book 266, Page 586, all references being to the Transylvania County Registry.

This conveyance is made together with an easement for the encroachment of the Southern corner of the carport (approximately 1.8') over the southern line of the described parcel, as shown on the Raxter Survey. This Easement is along the Northern boundary of the parcel described in the Deed to Myers and Edenfield recorded in Book 428, Page 324.