


2007009140


 TRANSYLVANIA CO, NC FEE \$20.00  
 STATE OF NC REAL ESTATE EXT  
**\$695.00**  
 PRESENTED & RECORDED:  
 11-29-2007 04:48:10 PM  
 CINDY M OWNBEY  
 REGISTER OF DEEDS  
 BY: KARIN SMITH  
 DEPUTY REGISTER OF DEEDS  
**BK:DOC 437**  
**PG:614-616**


Excise Tax \$ 695.00

Recording Time, Book and Page

Prepared by:

**Lee C. Mulligan**  
**Strauss & Associates**  
**104 N. Washington Street**  
**Hendersonville, NC 28739**  
 Title not examined by preparer

Return to: WHITE & DALTON

*Nov 29, 2007*  


**STATE OF NORTH CAROLINA**  
**COUNTY OF TRANSYLVANIA**

**GENERAL WARRANTY DEED**

This Deed, made this 11/20/07 day of November, 2007, by and between the  
**GRANTOR,**

**DEREK GENTRY AND WIFE, JULIA KATE PINSON GENTRY**

and the **GRANTEE,**

**TED E. BOGGS AND WIFE, MARY E. BOGGS**

with an address of 212 Parkview Drive, 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 Transylvania County, North Carolina and more particularly described as follows:

**As set forth on Exhibit A, attached.**

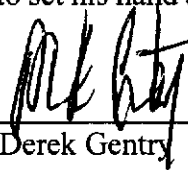
Together with and subject to rights, easements, covenants, restrictions and rights of way of record.

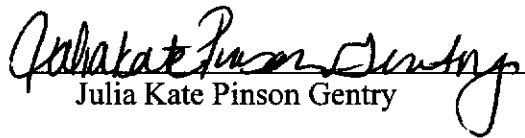
Being the same premises conveyed to Derek Gentry by deed from Steven W. Mitchell and wife, Kimberly Dawn Dietrich, dated August 12, 2005 and recorded August 30, 2005 in Document Book 305, Page 217 of the Transylvania County Registry.

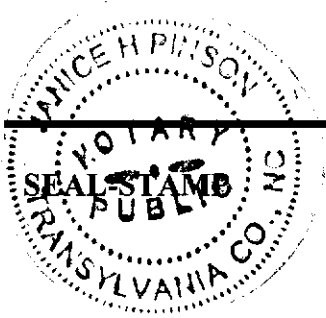
**TO HAVE AND TO HOLD** the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple and has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that the Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, except for the exceptions stated herein.

**IN WITNESS WHEREOF**, the Grantor has hereunto set his hand and seal, the day and year first above written.

  
\_\_\_\_\_  
Derek Gentry (SEAL)

  
\_\_\_\_\_  
Julia Kate Pinson Gentry (SEAL)



STATE OF NORTH CAROLINA    TRANSYLVANIA COUNTY

I, the undersigned, a Notary Public of the County and State aforesaid, certify that, Derek Gentry and wife, Julia Kate Pinson Gentry, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing Instrument. Witness my hand and official stamp or seal on this 20TH day of November, 2007.

My commission expires:

5-27-2008.

  
\_\_\_\_\_  
NOTARY PUBLIC Janice H. PINSON

EXHIBIT A

BEGINNING at an iron stake in the eastern margin of the sidewalk line on the eastern side of Parkview Drive, in the northern margin of the 30-foot alley, and runs thence North 01 deg. 42 min. East 92 feet to an iron pipe and Robert Rhyne's line; thence with his line South 84 deg. 40 min. East 155.6 feet to a stake in W.O. Siniard's line; thence with his line South 04 deg. West 92 feet to a stake in the northern margin of the alley heretofore referred to; thence with said margin North 84 deg. 40 min. West 151.8 feet to the BEGINNING.

BEING ALL of Lot 25 and the southerly portion of Lot 26 of French Broad Land Company Subdivision as set out in Plat Book 1, Page 127, Records of Plats of Transylvania County, North Carolina.