

2009001200

TRANSLYVANIA CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTK
\$270.00
 PRESENTED & RECORDED:
 03-10-2009 04:48:01 PM
 CINDY M DOWNBEY
 REGISTER OF DEEDS
 BY: BETH C LANDRETH
 ASSISTANT
BK:DOC 489
PG:60-64

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 270.00

Parcel Identifier No. _____ Verified by KFS County on the 10 day of March, 2009
By: _____

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

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

Brief description for the Index: _____

THIS DEED made this 4th day of March, 2009, by and between

GRANTOR	GRANTEE
Mary Flynn Bates and husband Walter Lynn Bates, Joyce Flynn Stephens and husband James David Stephens; Lemuel Richard Flynn, Executor of the Doris S. Flynn Estate08-E-304 Lemuel Richard Flynn and wife, Kathryn Loftis Flynn	Robert A Baughn and wife, Mary McCall Baughn <i>141 Cascade Lake Rd</i> <i>Penrose AL 36766</i>

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 _____, _____ 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 81 page 55.

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 above written.

(Entity Name)

Lemuel Richard Flynn (SEAL)
Lemuel Richard Flynn, Executor

By: _____
Title: _____

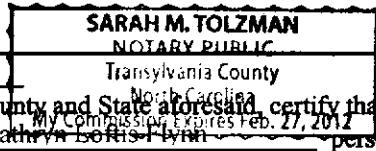
Lemuel Richard Flynn (SEAL)
Lemuel Richard Flynn, individually

By: _____
Title: _____

Kathryn Loftis Flynn (SEAL)
Kathryn Loftis Flynn

By: _____
Title: _____

(SEAL)



State of North Carolina - County of Transylvania

I, the undersigned Notary Public of the County and State aforesaid, certify that Lemuel Richard Flynn, individually and as Executor of the Estate of Doris S. Flynn: Kathryn Loftis Flynn 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 10th day of March, 2009

My Commission Expires: 02-27-2012

Sarah M. Tolzman
Notary Public

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ 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.

Register of Deeds for _____ County

By: _____ Deputy/Assistant - Register of Deeds

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.

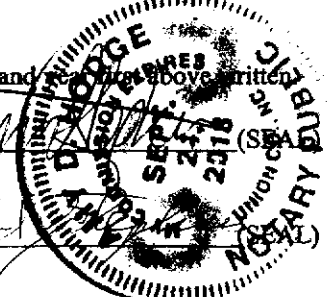
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons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

Joyce Flynn Stephens
Joyce Flynn Stephens

James David Stephens
James David Stephens



By: _____
Title: _____

By: _____
Title: _____

By: _____
Title: _____

(SEAL)

(SEAL)

State of North Carolina - County of Transylvania Union

I, the undersigned Notary Public of the County and State aforesaid, certify that Joyce Flynn Stephens and husband James David Stephens 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 4th day of March, 2009

My Commission Expires: Sept 24, 2013

Amy D. Hodge
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.

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

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)

By: Mary Flynn Bates (SEAL)
 Mary Flynn Bates

By: Walter Lynn Bates (SEAL)
 Walter Lynn Bates

By: _____ (SEAL)
 Title: _____

By: _____ (SEAL)
 Title: _____

Tennessee
 State of ~~North Carolina~~ - County of ~~Franklin~~ Knox

I, the undersigned Notary Public of the County and State aforesaid, certify that Mary Flynn Bates and husband Walter Lynn Bates 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 4th day of March, 2009

My Commission Expires: My commission expires Jan. 3, 2011
 _____ Notary Public
Ronda K. Gibson

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"

BEGINNING at a stake located at the intersection of the Southern margin of Sylvan Drive with the Western margin of the right of way of the Glazener Road and runs thence with the Southern margin of Sylvan Drive, South 65 deg. 41 min. West 99.04 feet to a stake; thence still with the margin of Sylvan Drive, South 61 deg. 3 min. West 101.53 feet to a stake; thence South 10 deg. 14 min. East 99.9 feet to a stake, Northwest corner of Lot #3; thence along the line of Lot #3, North 63 deg. 25 min. East 200.38 feet to a concrete monument in the Western margin of the right of way Glazener Road; thence with the margin of said right of way North 10 deg. 16 min. West 100.12 feet to the BEGINNING and being all of Lot #2 of the property known as South Forest Hills, plat of which said subdivision is on file in Plat Book 3, Page 51, Records of Plats for Transylvania County.