

2006001531

TRANSYLVANIA CO, NC FEE \$20.00
 STATE OF NC REAL ESTATE EXTR
\$480.00
 PRESENTED & RECORDED:
 02-21-2006 09:44:21 AM
 CINDY M OWNBEY
 REGISTER OF DEEDS
 BY: TERESA D MORTON
 DEPUTY REGISTER OF DEEDS
BK: DOC 334
PG: 783-785

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$480.00

Parcel Identifier No. _____ Verified by Transylvania County on the _____ day of _____, 20____
 By: _____ *2/21/06 KOW.*

Mail/Box to: DONALD E. JORDAN

This instrument was prepared by: GAYLE E. RAMSEY, One North Gaston Street, Brevard, NC 28712

Brief description for the Index: _____

THIS DEED made this 17 day of February, 2006, by and between

GRANTOR	GRANTEE
WILLIAM O. TAYLOR, JR., and wife, CHARLENE F. TAYLOR	WILLIAM B. CARROLL, JR., and wife, JOANN LEONE CARROLL 6826 10th Avenue North St. Petersburg, FL 33710

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 n/a, Dunns Rock 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.

William O. Taylor Jr. (SEAL)
WILLIAM O. TAYLOR, JR.

Charlene F. Taylor (SEAL)
CHARLENE F. TAYLOR

STATE OF NORTH CAROLINA, COUNTY OF TRANSYLVANIA

I, the undersigned Notary Public of the County and State aforesaid, certify that WILLIAM O. TAYLOR, JR., and wife, CHARLENE F. TAYLOR, 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 Seal, this the 17th day of February, 2006.

Suzanne Gore
Suzanne Gore, Notary Public

My commission expires: 10-17-2006



EXHIBIT "A" TO A DEED FROM TAYLOR TO CARROLL

Being all of Lot 1 containing 1.762 acres, more or less, as shown on a plat entitled "Property of Jack F. & Joan Parsons," prepared by Clarence A. Jenkins, R.L.S., recorded in Plat 7, Slide 101, Records of Plats for Transylvania County in the office of the Register of Deeds for Transylvania County.

This conveyance is made subject to all easements and other matters shown on the recorded plat hereinabove referred to, to the restrictive covenants recorded in Book 411, page 84, Records of Deeds for Transylvania County, and to the obligation to pay a prorata share of the costs of maintaining the 30-foot wide road right-to-way to Skyland Drive which is shown on the recorded plat hereinabove referred to.

There is also conveyed hereby and herewith a right-of-way for road and utility purposes over Skyland Drive and Fernwood Drive to Williamson Creek Road subject to the obligation to pay a prorata share of the cost of maintaining Fernwood Drive and that portion of Skyland Drive which runs in a northerly direction from the intersection of Skyland Drive and the 30 foot wide right-of-way hereinabove referred to to Fernwood Drive.

Being all of the same land described in a deed from Jack F. Parsons, et al, to William O. Taylor, Jr., and wife, Charlene F. Taylor, dated April 21, 1997, and recorded in Book 415, page 7, Records of Deeds for Transylvania County.