

Hand

000439 571

TRANSYLVANIA COUNTY
NOVEMBER 3, 1998 \$275.00



Real Estate
Excise Tax

Excise Tax \$275.00

Filed for registration on the 3 day of Nov.
1998 at 11:26 o'clock A. M. and registered and
verified on the 3 day of Nov. 1998
in Book No: 439 of page 571

Register of Deeds, Transylvania County

W. H. Edwards
By: [Signature] Deputy

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. _____
Verified by _____ County on the 3 day of Nov, 98
by _____ *DEW*

Mail after recording to Charles R. Warley, P.O. Box 2232, Asheville, NC 28802

This instrument was prepared by Donald E. Jordan, Attorney

Brief description for the Index



NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 29 day of October, 1998, by and between

GRANTOR

WILLIAM R. THOMAS, JR., Trustee
of the Revocable Trust of William
R. Thomas, Jr., dated December 9,
1988, as Amended and Restated on
October 8, 1992

GRANTEE

VERYL R. EMRICK and
JUDYTH P. EMRICK,
Husband and Wife
1268 SEQUOYA WOODS DR.
BREVARD, NC 28712

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, Dunns Rock Township, Transylvania County, North Carolina and more particularly described as follows:

As described in the attached Exhibit "A".

000439 572

The property hereinabove described was acquired by Grantor by instrument recorded in
Book 356, Page 337

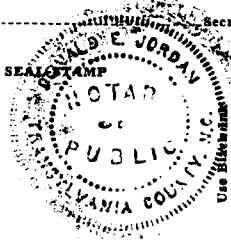
A map showing the above described property is recorded in Plat Book page.....

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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

By: (Corporate Name)
..... President
ATTEST:
..... Secretary (Corporate Seal)
WILLIAM R. THOMAS, JR., Trustee of the Revocable Trust of William R. Thomas, Jr. (SEAL)
USE BLACK INK ONLY



NORTH CAROLINA, Transylvania County.
I, a Notary Public of the County and State aforesaid, certify that William R. Thomas, Jr., Trustee of the Revocable Trust of William R. Thomas, Jr. Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 29 day of October, 1998.
My commission expires: 200.77.1999 Notary Public

SEAL-STAMP NORTH CAROLINA, County.
I, a Notary Public of the County and State aforesaid, certify that Secretary of a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by as its Secretary. Witness my hand and official stamp or seal, this day of
My commission expires: Notary Public

The foregoing Certificate(s) of Donald E. Jordan

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.
Shelby D. Edwards
By: Shelby D. Edwards, Deputy/Assistant - Register of Deeds
REGISTER OF DEEDS FOR Orange County

000439

573

EXHIBIT "A"

BEGINNING at a nail in the center of Maple Road, said nail being a common corner of Lots H-18 and H-20 of Sequoyah Woods Subdivision of a portion of the property of Lewis Building Corporation, as shown on an unrecorded Plat thereof prepared by P. R. Raxter, RLS, on March 5, 1979, designated as Drawing No. S-78 (17" x 17") (305), and runs thence leaving the property line of Lot H-20 and along the center of said road, N. 56 deg. 41 min. W. 195.49 ft. to a nail in the center of said road, said nail being the Southwest corner of Lot No. H-18 and the Southeast corner of Lot H-17; thence leaving the center of said road and along the dividing line between Lots H-18 and H-17, the following two calls: N. 09 deg. 17 min. E. 44.58 ft. to an iron pin and N. 11 deg. 10 min. W. 218.92 ft. to an iron pin; thence a new line, N. 75 deg. 22 min. E. 228.20 ft. to an iron pin, said iron pin being the Northeast corner of Lot H-18 and the Northwest corner of Lot H-20; thence along the dividing line between Lots H-20 and H-18, the following two calls: S. 03 deg. 24 min. W. 393.36 ft. to an iron pin and S. 02 deg. 00 min. E. 31.09 ft. to the BEGINNING. Containing 1.45 acres, more or less, as surveyed and platted by P. R. Raxter, RLS., on March 5, 1979.

BEING ALL of Lot No. H-18, Block "H" of SEQUOYAH WOODS SUBDIVISION of a portion of the property of Lewis Building Corporation, as shown on an unrecorded Plat thereof prepared by P. R. Raxter, RLS., on March 5, 1979, designated as Drawing No. S-78 (17" x 17") (305).

This conveyance is made subject to restrictive and protective covenants and easements appearing of record in Book 223, Page 682 and 687, Records of Deeds for Transylvania County, North Carolina.

This conveyance is made subject to the 30 ft. rights-of-way of the Northern portion of Maple Road, which runs across the property hereinabove described.