

2010001907  
TRANSYLVANIA CO, NC FEE \$25.00  
NO TAXABLE CONSIDERATION  
PRESENTED & RECORDED:  
04-21-2010 11:44:41 AM  
CINDY M OWNBEY  
REGISTER OF DEEDS  
BY: TERESA D MORTON  
DEPUTY REGISTER OF DEEDS  
BK:DOC 535  
PG:141-143

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ -0-

Parcel Identifier No. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the 4-21-10 day of Em, 2010

By: \_\_\_\_\_

Mail/Box to:

Shelton Jones, Attorney, Straus Park, 5 Park Place, Brevard, NC 28712

This instrument was prepared by:

Shelton Jones, Attorney, Straus Park, 5 Park Place, Brevard, NC 28712

Brief description for the Index: Lot Tract A1 2.00 acre tract

THIS DEED made this 20<sup>th</sup> day of April, 2010, by and between

GRANTOR

FREDERIC F. BAHNSON, IV joined by his wife,  
Elizabeth Bahnson  
1298 Probart Street  
Brevard, NC 28712

GRANTEE

FREDERIC F. BAHNSON, IV  
and wife,  
ELIZABETH BAHNSON  
1298 Probart Street  
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 Township, Transylvania County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and made a part hereof by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 523, Page 420.

A map showing the above described property is recorded in Plat File 13, Slide 316.

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 fee 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:

This conveyance is made subject to easements and rights of way of record, to any recorded restrictions and covenants, and to real property taxes for the current year.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

By: \_\_\_\_\_ (SEAL)  
 Frederic F. Bahnson, IV  
 Elizabeth Bahnson  
 By: \_\_\_\_\_ (SEAL)  
 Title: \_\_\_\_\_  
 By: \_\_\_\_\_ (SEAL)  
 Title: \_\_\_\_\_

Seal - Stamp State of North Carolina - County of Transylvania  
 I, the undersigned Notary Public of the County and State aforesaid, certify that Frederic F. Bahnson, IV and wife, Elizabeth Bahnson 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 20<sup>th</sup> day of April, 2010.  
 My Commission Expires: 9-21-10 Linda J. Young  
 Notary Public

Seal - Stamp State of \_\_\_\_\_ - County of \_\_\_\_\_  
 I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_ 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
 My Commission Expires: \_\_\_\_\_  
 Notary Public

Seal - Stamp State of \_\_\_\_\_ - County of \_\_\_\_\_  
 I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_ personally appeared before me this day and acknowledged that he is the \_\_\_\_\_ of \_\_\_\_\_ a North Carolina Limited Liability Company and that by the 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

**EXHIBIT "A" TO A DEED FROM FREDERIC F. BAHNSON, IV JOINED BY  
HIS WIFE, ELIZABETH BAHNSON TO FREDERIC F. BAHNSON, IV AND  
WIFE, ELIZABETH BAHNSON**

All of that 2.000 acre tract shown as Tract A1 on the plat of a survey dated November 25, 2009, prepared by Robert L. Hafler, PLS, recorded in Plat File 13, Slide 316, records of Plats for Transylvania County in the office of the Register of Deeds for Transylvania County, North Carolina.

Together with and subject to the right-of-way for access shown on the above referenced plat.

Further subject to the condition that the property within a 50 foot radius of the proposed well, as indicated on the above referenced plat, shall not be used for purposes other than the construction, maintenance or operation of the well.