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Filed for registration on the 6 day of July
20 04 at 4:30 o'clock p.m. and registered and
verified on the 6 day of July 2004
in book no. 241 of page 308

REAL ESTATE EXCISE
TAX PAID: \$ 544.00
7/6/04 BES

Cindy M. Cumber
Register of Deeds, Transylvania County
Buy: Beth C. Sales, Asst.

Excise Tax: \$544.00

Return after recording to: Neumann Law Firm

Brief description for the Index: Lot 26, Phase 2, Sylvan Habitat

This Deed was prepared by: Donald E. Jordan, Attorney at Law

dnf 7-6-04

NORTH CAROLINA GENERAL WARRANTY DEED

This DEED is made this 30th day of June, 2004, by and between:

GRANTOR: Sylvan Resources, LLC

GRANTEE: John C. Pfefferle

Address of Grantee: 2936 Tillinghast Trail
Raleigh, NC 27613

The designation Grantor and Grantee in this Deed shall include the parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

The Grantor, for a valuable consideration paid by the Grantee (the receipt of which is acknowledged) grants, bargains, sells and conveys to the Grantee in fee simple, all of the lot or parcel of land located in Dunns Rock and Little River Townships, Transylvania County, North Carolina, and as is described in the attached Exhibit A. This is a portion of the property acquired by Grantor by Deed recorded in Book 458, Page 601, Transylvania County Registry. This conveyance is made subject to easements and rights of way of record, to any covenants of record, and to real property taxes for the current year.

THIS CONVEYANCE IS MADE FOR THE GRANTEE TO HAVE AND TO HOLD the Property and all privileges and appurtenances belonging to the Property in fee simple.

The Grantor covenants with the Grantee that Grantor is seized of the Property 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, subject only to the stated exceptions.

Grantor is signing this Deed as of the date specified above.

SYLVAN RESOURCES, LLC

By: Paul Fekete
Paul Fekete, Manager

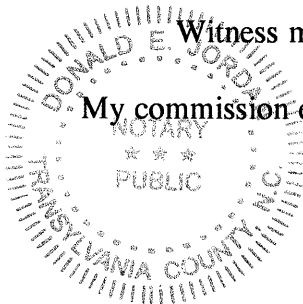
NORTH CAROLINA , TRANSYLVANIA COUNTY

I, Donald E. Jordan, a Notary Public of the County and State aforesaid, certify that Paul Fekete personally appeared before me this day and acknowledged that he is the Manager of Sylvan Resources, LLC, a North Carolina limited liability company, and that he signed the foregoing instrument as the act of the company.

Witness my signature and official stamp or seal, this 1 day of July, 2004.

My commission expires: 8/30/04

Donald E. Jordan
Notary Public
Printed name Donald E. Jordan



The foregoing certificate of Donald E. Jordan is 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.

By Andy M. Aubrey Register of Deeds for Transylvania County
By J. Bern C. Sales Deputy/Assistant - Register of Deeds

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EXHIBIT "A"

All of Lot 26 in Phase 2 of SYLVAN HABITAT, as shown on the Plat prepared by Gene Parker Land Surveys dated June 17, 2004, recorded in Plat File 10, Slide 780, records of Plats in the office of the Register of Deeds for Transylvania County, North Carolina.

This conveyance is made together with the right to use Sylvan Byway for access and utilities, and is subject to the Protective Covenants recorded in Book 72, Page 856, TRANSYLVANIA County Registry.