

2011004121
 TRANSYLVANIA CO, NC FEE \$28.00
 STATE OF NC REAL ESTATE EXT
\$450.00
 PRESENTED & RECORDED:
08-26-2011 04:13:33 PM
 CINDY M OWNBEY
REGISTER OF DEEDS
 BY: KARIN SMITH - DEPUTY REGISTER OF DEEDS
DEPUTY REGISTER OF DEEDS
 BK: DOC 584
 PG: 55-58

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 450.00

Parcel Identifier No. 8585-45-3894-000 Verified by _____ County on the 20th day of August, 2011
 By: slm

Mail/Box to: Brian Philips, 30 N. Country Club, Brevard, NC 28712

This instrument was prepared by: Neumann & Associates, 41 E. Main Street, Brevard, NC 28712 (11-297)

Brief description for the Index: _____

THIS DEED made this 10th day of August, 2011 by and between

GRANTOR	GRANTEE
Charles H. Covey, Trustee of the Charles H. Covey Trust, a Revocable Trust u/a/d 10/13/93 46 Macuro Ct. Ft. Myers, FL 33912	Janice Philpot

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, Brevard Township, Transylvania County, North Carolina and more particularly described as follows:

See attached Exhibit "A" & "B" hereto and incorporated by reference herein.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 540 page 92-

All or a portion of the property herein conveyed X includes or does not include the primary residence of a Grantor.

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.

By: _____ (Entity Name) Charles H. Covey (SEAL)
Print/Type Name: Charles H. Covey, Trustee

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

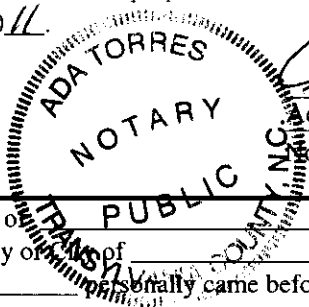
By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

State of North Carolina - County or City of Transylvania

I, the undersigned Notary Public of the County or City of Transylvania and State aforesaid, certify that Charles H. Covey, Trustee 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 25th day of August, 2011.

My Commission Expires: April 8, 2012 (Affix Seal) Ada Torres Notary Public
Notary's Printed or Typed Name



State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ 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: _____ (Affix Seal) _____ Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____
Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____ (Affix Seal) _____ Notary Public
Notary's Printed or Typed Name

Prepared by: **Neumann & Associates Law Firm, PLLC**
David C. Neumann 11-297

EXHIBIT "A"

TRACT I:

BEGINNING at a stake, the said stake standing in the Northwest margin of a 21 foot road or street and being South 56 deg. West 200 feet from where the said road or street intersects with the Island Ford Road, and runs South 66 deg. West with the Northwest margin of the said road or street, 100 feet to a stake; thence North 22 deg. West 200 feet to a stake; thence North 66 deg. East 100 feet to a stake; thence South 22 deg. East 200 feet to the BEGINNING.

BEING the same property as described in that deed dated July 10, 1946, from Euge Gillespie and wife, Georgia W. Gillespie, recorded in Deed Book 90, Page 191, Transylvania County Registry.

SECOND TRACT;

BEGINNING on a stake, Mitchell King's corner, and runs with his line, North 22 deg. West 168 feet to a stake in King's line; thence North 66 deg. 30 min. East 59 feet to an iron pin; thence South 23 deg. East 75 feet to a stake; thence South 17 deg. 30 min. East 94 feet to a stake; thence South 66 deg. West 52 feet with an unnamed street to the BEGINNING.

BEING the same property as described in that deed from A. R. Gillespie et us, to Mitchell King et us as recorded in Deed Book 113, Page 118, Transylvania County Registry.

THIRD TRACT;

BEGINNING on an iron pipe, a corner of that certain tract of land conveyed to C. h. Morris and wife, Hattie Morris, by deed dated November 18, 1955, and runs thence with the Morris line, North 23 deg. West 100 feet to a stake; thence North 67 deg. East 100 feet to a stake; thence South 23 deg. East 100 feet to a stake; thence South 67 deg. West 100 feet to the BEGINNING.

BEING the same property as described in that deed from C. E. (Euge) Gillespie et ux, as recorded in Deed Book 114, Page 289, Transylvania County Registry.

The first, second and third tracts above described being all the same property as described in that deed to Mitchell M. King et ux, Rhonda, as recorded in Deed Book 211, Page 106, Transylvania County Registry.

TOGETHER with and subject to all rights-of-way, easements and restrictions appurtenant to the Grantors.

This conveyance is made subject to all roads rights-of-way of all roads which may presently traverse the property, to all road rights of way which may presently appear of record, to the rights-of-way of all utility lines which may presently traverse the property to all rights of way for public utilities which may presently appear of record.

Exhibit B Certification of Trust

Pursuant to North Carolina General Statutes § 36C-10-1013, Charles H. Covey, as Trustee of The Charles H. Covey Trust, a Revocable Trust u/a/d October 13, 1993, do hereby make the following representations and assurances:

1. A trust agreement as referred to herein and hereinafter known as Trust Agreement or Trust was executed on October 13, 1993.
2. The Settlers of the Trust is Charles H. Covey.
3. The current Trustee of the Trust is Charles H. Covey and his address is 32 Gillespie, Brevard, North Carolina 28712.
4. The powers of the Trustees include the power to sell, convey, purchase or exchange real property.
5. The Trust is revocable by either the Settlers or the surviving Settlor.
6. During the lifetime of the Trustee, both are required to sign or otherwise authenticate the Trust, or to exercise the powers of the Trustee.
7. The Trust's taxpayer identification number is 156-20-7186.
8. The Trust may take title to real property by Deed. The property conveyed herein was acquired by Deed from Charles H. Covey, dated September 7, 2010 and recorded September 21, 2010 in Document Book 549, Page 820 of the Transylvania County, North Carolina Registry.
9. The Trust has been modified or amended on n/a, but the modifications or amendments do not in any manner cause the representations contained in this Certification to be incorrect. The Trust has not been revoked.

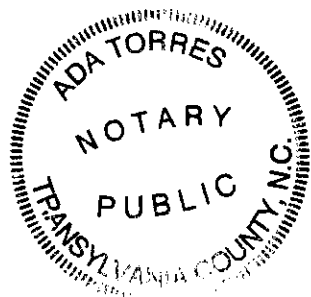
This the 25th day of August, 2011.

Charles H. Covey
Charles H. Covey, Trustee

SEAL-STAMP

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, the undersigned, a Notary Public of the County and State aforesaid, certify that, Charles H. Covey, Trustee, personally appeared before me this day and acknowledged the execution of the foregoing Instrument. Witness my hand and official stamp or seal on this 25th day of August, 2011.



Ada Torres
NOTARY PUBLIC
My commission expires: 04-08-2012