

Filed for registration on the 9 day of Aug.
 2002 at 9:10 o'clock A m. and registered and
 verified on the 9 day of Aug 2002
 in book no: 114 of page 177
Vickie L. Edwards
 Register of Deeds, Transylvania County
 By: D'Kee McCall
Deputy
 000112
 000314

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Filed for registration on the 26 day of July
 2002 at 12:00 o'clock P m. and registered and
 verified on the 26 day of July 2002
 in book no: 112 of page 6314
Vickie L. Edwards
 Register of Deeds, Transylvania County
 By: Cindy M. Dumbey, Ast.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 385.00 **REAL ESTATE EXCISE** THIS DEED IS BEING RE-RECORDED IN ORDER TO
TAX PAID: \$ 385.00 CORRECT A TYPOGRAPHICAL ERROR AND RECORD NEW PLAT.

Parcel Identifier No. _____ Verified by _____ County on the 26 day of July, 2002
 By: _____ 9 Aug 2002 SIM

Mail/Box to: Brian P. Philips, P.A., 520 Country Club Road, P.O. Box 432, Brevard, NC 28712

This instrument was prepared by: Brian P. Philips, P.A., 520 Country Club Road, P.O. Box 432, Brevard, NC 28712

Brief description for the Index: _____

THIS DEED made this 26th day of July, 2002, by and between

GRANTOR	GRANTEE
Alfred E. Perkins, Jr. and wife, M. M. Perkins	Marion S. Latham and Roslyn A. Banks 1082 McConnell Drive Decatur, GA 30033

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

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 9 page 781

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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)
By: _____ Title: _____
By: _____ Title: _____
By: _____ Title: _____

Alfred E. Perkins, Jr. (SEAL)

M. M. Perkins (SEAL)

(SEAL)

(SEAL)

State of North Carolina - County of Transylvania

I, the undersigned Notary Public of the County and State aforesaid, certify that Alfred E. Perkins, Jr. and wife, M. M. Perkins 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 26th day of July, 2002.

My Commission Expires: September 3, 2002

Sue A. Green
Notary Public Sue A. Green

State of North Carolina - County of _____

I, the undersigned Notary Public of the County 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: _____ Notary Public

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20__.

My Commission Expires: _____ Notary Public

The foregoing Certificate(s) of Sue A. Green 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.

By: Kelly R. Edwards Register of Deeds for Transylvania County
Candy M. Dumas Deputy/Assistant - Register of Deeds

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A deed from Alfred E. Perkins, Jr. & wife, M.M. Perkins to Marion S. Latham and Roslyn A. Banks

EXHIBIT "A"

BEING all of 0.307 acre tract as more particularly described on a plat of a survey as 36 & 38 Park Avenue for "Marion S. Latham and Roslyn A. Banks" and recorded in Plat File 9, Slide 7B1 Records of Plats for Transylvania County, North Carolina.

Subject to the 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 and to all rights of way for public utilities which may presently appear of record.

Subject to a right-of-way agreement recorded in Book 309, Page 179, Transylvania County Registry.

Being all of the property more particularly described in Deed Book 387, Page 645, Transylvania County Registry.