

REAL ESTATE EXCISE
TAX PAID: \$150.00
DN

000212

000611

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$150.00

Parcel Identifier No. _____ Verified by Transylvania County on the 13 day of January, 2004
By: _____ *Tom*

Mail/Box to: RAMSEY, HILL, SMART, RAMSEY & PRATT, P.A., 1 N. Gaston St., Brevard, NC 28712

This instrument was prepared by: GAYLE E. RAMSEY

Brief description for the Index: _____

THIS DEED made this 12 day of January, 2004, by and between

GRANTOR

CHASEWOOD CONSERVATION, LLC, a
Florida Limited Liability Company

GRANTEE

V. FRANK DUCKWORTH and wife,
ROSEMARY A. DUCKWORTH

11 Ronnie Drive
Brevard, NC 28712

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 n/a, Catheys Creek Township, Transylvania County, North Carolina and more particularly described as follows:

BEING ALL OF THE SAME LAND DESCRIBED ON THE PAGE WHICH IS ATTACHED HERETO, DESIGNATED AS EXHIBIT "A" AND INCORPORATED HEREIN BY REFERENCE.

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 _____ page _____.

000212

000612

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.

CHASEWOOD CONSERVATION, LLC

By: Gregg Nelson
Gregg Nelson, Senior Vice President

STATE OF NORTH CAROLINA, COUNTY OF TRANSYLVANIA

I, the undersigned Notary Public of the County and State aforesaid, certify that Gregg Nelson personally came before me this day and acknowledged that he is the Senior Vice President of CHASEWOOD CONSERVATION, LLC, a Florida Limited Liability Company, 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 12th day of January, 2004.



Suzanne Gore
Notary Public

STATE OF NORTH CAROLINA, COUNTY OF TRANSYLVANIA

The foregoing certificate of Suzanne Gore, Notary Public, is certified to be correct. This instrument was presented for registration and recorded in this office in Document Book 212, page 611.

This 13 day of January, 2004, at 3:45 o'clock P.M.

Cindy M. Ownbey
Register of Deeds

By: D'Ann McCann
Deputy Register of Deeds

EXHIBIT "A" TO A DEED FROM CHASEWOOD CONSERVATION, LLC, TO V. FRANK DUCKWORTH AND WIFE, ROSEMARY A. DUCKWORTH

Being all of Lot 27 of Chasewood as shown on a plat thereof recorded in Plat File 10, Slides 470-477, Records of Plats for Transylvania County.

Together with a right-of-way to Barberry Circle (NCSR 1201) and Island Ford Road (NCSR 1110) over and along the private roads shown on the recorded plat hereinabove referred to which connect the lots located in Chasewood with the public road.

This conveyance is made subject to all easements and other matters shown on the recorded plat hereinabove referred to and to the Declaration of Restrictive and Protective Covenants recorded in the office of the Register of Deeds for Transylvania County in Document Book 209, page 195.

The authority of Gregg Nelson to sign contracts, deeds, closing statements, covenants and restrictions and any other documents necessary to sell and transfer ownership of the lots located in Chasewood is set out in the First Supplement to the Amended and Restated Operating Agreement of Chasewood Conservation, LLC, a copy of which is attached to the deed recorded in the office of the Register of Deeds for Transylvania County in Document Book 209, page 219.