



2010006654
TRANSYLVANIA CO, NC FEE \$28.00
STATE OF NC REAL ESTATE EXT
\$1650.00
PRESENTED & RECORDED:
12-29-2010 10:19:18 AM
CINDY M OWNBEY
REGISTER OF DEEDS
BY: BETH C LANDRETH
ASSISTANT
BK: DOC 561
PG: 735-738

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 1,650.00

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20____
By: _____ *12/29/10 [Signature]*

Mail/Box to: Ramsey & Pratt, P.A., 35 North Gaston Street, Brevard, NC 28712

This instrument was prepared by: GAYLE E. RAMSEY

Brief description for the Index: _____

THIS DEED made this 15th day of December, 2010 by and between

GRANTOR

GRANTEE

PPW, LLC
27 W. Main St.
Brevard, NC 28712

ARTHUR P. FRIGO
12540 Seminole Beach Road
North Palm Beach, FL 33408

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 n/a, Gloucester 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 _____.

All or a portion of the property herein conveyed includes or X 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 written.

PPW, LLC,
a North Carolina limited liability company

By: CONSERVATION ADVISORS OF NORTH CAROLINA,
INC.,
Manager

By: *John F. Witherspoon*
John F. Witherspoon, Asst. Vice-President

STATE OF NORTH CAROLINA,
COUNTY OF TRANSYLVANIA.

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: John F. Witherspoon

Date: 12/20/10

Wanda A Bryson
Signature of Notary Public

Wanda A. Bryson
Printed or Typed Name of Notary Public

My Commission Expires: 9-29-13

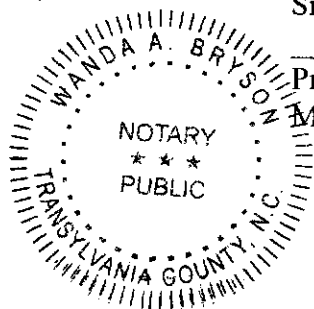


EXHIBIT "A" TO A DEED FROM PPW, LLC, TO ARTHUR P. FRIGO *(page 1 of 2)*

TRACT I:

Being all of that certain tract of land containing 40.22 acres, more or less, as shown on a plat of property for McLain Branch Farms, LLC, recorded in Plat File 11, Slide 514, Records of Plats for Transylvania County, together with a right of way to Diamond Creek Road (NCSR 1322) over and along the 45-foot wide road right of way shown on the recorded plat hereinabove referred to which extends in part across a portion of Tract II hereinafter described and connects both of said tracts with the public road, said right of way to be for road and utility line purposes and to be for travel of all kinds, on foot and with all types of vehicles, with the right of ingress, egress and regress over and along the same in common with the Grantor and all others entitled to the use thereof.

This conveyance is made subject to the rights-of-way of all utility lines which may presently traverse the property, to all rights-of-way for utility lines which may presently appear of record, to all easements and other matters shown on the recorded plat hereinabove referred to, and to a Conservation Easement and Declaration of Restrictions and Covenants recorded in the office of the Register of Deeds for Transylvania County in Document Book 326, page 455.

Being a part of the same land described in a deed from Mabel O. Hogsed (Widow) to McLain Branch Farm, LLC, dated November 19, 2004, and recorded in the office of the Register of Deeds for Transylvania County in Document Book 263, page 784, as corrected and rerecorded in Document Book 290, page 47, and all of Tract II described in a deed from McLain Branch Farm, LLC, to PPW, LLC, dated April 21, 2008, and recorded in the office of the Register of Deeds for Transylvania County in Document Book 473, page 59.

TRACT II:

Being all of that certain tract of land containing 10.42 acres, more or less, as shown on a boundary survey for McLain Branch Farm, LLC, recorded in Plat File 11, Slide 433, Records of Plats for Transylvania County, together with a right-of-way to Diamond Creek Road (NCSR 1322) over and along the 45 foot wide road right-of-way shown on the recorded plat hereinabove referred to which extends from the land hereinabove described to said road, said right-of-way to be for road and utility line purposes and to be for travel of all kinds, on foot and with all types of vehicles, with the right of ingress, egress and regress over and along the same in common with the Grantor and all others entitled to the use thereof.

This conveyance is made subject to the rights-of-way of all utility lines which may presently traverse the property, to all rights-of-way for utility lines which may presently appear of record, and to all easements and other matters shown on the recorded plat hereinabove referred to.

EXHIBIT "A" TO A DEED FROM PPW, LLC, TO ARTHUR P. FRIGO *(page 2 of 2)*

Being a part of the same land described in a deed from Mabel O. Hogsed (Widow) to McLain Branch Farm, LLC, dated November 19, 2004, and recorded in the office of the Register of Deeds for Transylvania County in Document Book 263, page 784, as corrected and rerecorded in Document Book 290, page 47, and all of Tract II described in a deed from McLain Branch Farm, LLC, to PPW, LLC, dated October 5, 2005, and recorded in the office of the Register of Deeds for Transylvania County in Document Book 315, page 157.