


2006009616


 TRANSYLVANIA CO, NC FEE \$23.00
 STATE OF NC REAL ESTATE EXT
\$2600.00
 PRESENTED & RECORDED:
 11-20-2006 11:27:21 AM
 CINDY M OWNBEY
 REGISTER OF DEEDS
 BY: KARIN SMITH
 DEPUTY REGISTER OF DEEDS
BK: DOC 380
PG: 153-156

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 2,600.00

KS.

Parcel Identifier No. _____ Verified by _____ County on the 20 day of Nov, 2006
 By: _____

Mail/Box to: Donald Jordan, Attorney at Law

This instrument was prepared by: David C. Neumann, Attorney at Law 06-1086

Brief description for the Index: _____

THIS DEED made this 31st day of October, 20 06, by and between

GRANTOR

GRANTEE

Everett F. Carter and wife,
Sarah C. Carter

Donald L. Schaedle

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 Balsam Grove, Gloucester Township, Transylvania County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 431 page 148-151.

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.

(Entity Name)

Everett F. Carter (SEAL)
Everett F. Carter

By: _____
Title: _____

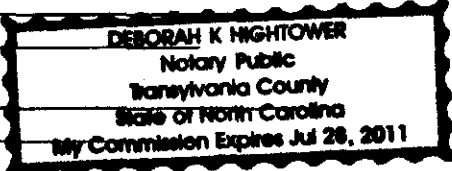
Sarah C. Carter (SEAL)
Sarah C. Carter

By: _____
Title: _____

(SEAL)

By: _____
Title: _____

(SEAL)



State of North Carolina - County of Transylvania

I, the undersigned Notary Public of the County and State aforesaid, certify that Everett F. Carter and wife, Sarah C. Carter 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 31st day of October, 2006

My Commission Expires: 07.28.2011

[Signature]
Notary Public

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 _____ 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.

Register of Deeds for _____ County
By: _____ Deputy/Assistant - Register of Deeds

EXHIBIT "A"

Being all of that certain tract of land containing 18.80 acres, more or less, described in a deed from R. M. Owen and wife, Marion K. Owen, to Aubrey D. Owen, dated December 31, 1981, and recorded in Book 251, page 880, Records of Deeds for Transylvania County, said land being more particularly described in said deed as follows:

BEGINNING at a nail set in the root of a marked maple, the southeast corner of that certain tract of land conveyed to R. M. Owen and wife, Marion K. Owen, by Louie Galloway and wife, Emeline Galloway, by deed recorded in Deed Book 109, page 368, Records of Transylvania County, North Carolina, and runs thence with the line of the U. S. Government property, North 85° 36' West 1,932 feet to a stone, a government corner; thence still with the line of the property of the U. S. Government, North 27° 09' West (crossing an iron pin at 112.7 feet) 170.04 feet to a point located in the center of the Macedonia Church Road (State Road 1326); thence with the center of the Macedonia Church Road, the following twenty-five calls: North 47° 40' East 66.5 feet; North 50° 30' 30" East 74.13 feet; North 55° 12' 30" East 49.06 feet; North 64° 37' East 41.06 feet; North 75° 22' East 29.91 feet; North 83° 30' East 31.45 feet; South 89° 44' East 34.3 feet; South 84° 15' East 289.14 feet; South 79° 48' 30" East 101.61 feet; South 83° 48' East 42.7 feet; North 88° 50' East 37.41 feet; North 79° 14' 30" East 32.56 feet; North 68° 59' East 33.8 feet; North 58° 50' East 36.22 feet; North 51° 30' 30" East 77.49 feet; North 51° East 62.45 feet; North 56° 58' 30" East 79.41 feet; North 67° 10' 30" East 46.38 feet; North 77° 20' East 60.67 feet; North 84° 49' East 44.37 feet; North 88° 55' East 194.68 feet; North 85° 21' 30" East 80.43 feet; North 79° 20' 30" East 67.51 feet; North 74° 52' East 124.27 feet and North 75° 54' East 134.7 feet to a point located in the center of said road; thence leaving the road and running with a painted line, South 19° 57' East (crossing a government monument at 47 feet) 732.16 feet to the BEGINNING, containing 18.8 acres, more or less, as surveyed and platted by P. R. Raxter, RLS, in January and March, 1981.

There is excepted from this conveyance and not conveyed hereby the following two tracts of land:

TRACT I:

Being all of the same land described in a deed from Aubrey Dale Owen to John E. Aikman and wife, Janice M. Aikman, dated December 4, 1984, and recorded in Book 272, page 192, Records of Deeds for Transylvania County, said land being more particularly described in said deed as follows:

BEGINNING at a concrete monument set in the line of the U. S. Government property, said concrete monument being located North 85° 42' 08" West 1,362.08 feet from a twenty-inch maple with corner marks, the beginning corner in that certain deed from R. M. Owen and wife, Marion K. Owen, to Aubrey D. Owen, dated December 31, 1981, and recorded in Deed Book 251, page 880, Transylvania County Registry, and runs thence from said beginning monument with the line of the U. S. Government property, North 85° 42' 08" West (crossing a 5/8-inch iron rod at 155.47 feet) 268.05 feet to a 5/8-inch iron rod; thence a new line, North 7° 37' 33" East 107.25 feet to a 5/8-inch iron rod; thence North 10° 50' 48" East 103.75 feet to a 5/8-inch iron rod set in the center of a driveway; thence with the center of said driveway, North 19° 24' 48" West 106.99 feet to a point located in the center of the Macedonia Church Road (State Road 1326) at its intersection with the center of said driveway; thence with the center of the Macedonia Church Road, the following four calls: South 84° 15' East 178.21 feet; South 79° 48' 30" East 101.61 feet; South 63° 48' East 42.7 feet and North 88° 50' East 37.41 feet to a point located in the center of the Macedonia Church Road; thence another new line, South 16° 55' 14" West 302.59 feet to the BEGINNING, containing 2.05 acres, more or less, as surveyed and platted by P. Robert Raxter, Jr., RLS, on April 20, 1984.

TRACT II:

Being all of the same land described in a deed from Aubrey Dale Owen and wife, Laurie W. Owen, to Robert L. Walker and wife, Gale L. Walker, dated February 7, 1989, and recorded in Book 315, page 123, Records of Deeds for Transylvania County, said land being more particularly described in said deed as follows:

BEGINNING at a planted stone on the crest of a ridge, said planted stone being corner no. 38 of the U. S. Government Forest Service Tract 126a and runs thence with the line of the U. S. Forest Service property, North 27 deg. 09 min. West 165.85 feet to a point located in the center of Macedonia Church Road (State Road 1326); thence with the center of the pavement of Macedonia Church Road, as follows: North 47 deg. 33 min. 25 sec. East 66.5 feet; North 50 deg. 31 min. 55 sec. East 74.13 feet; North 55 deg. 05 min. 55 sec. East 49.01 feet; North 64 deg. 30 min. 25 sec. East 41.06 feet; North 75 deg. 15 min. 25 sec. East 29.91 feet; North 83 deg. 23 min. 25 sec. East 31.45 feet; South 89 deg. 50 min. 35 sec. East 34.3 feet and South 84 deg. 19 min. 02 sec. East 110.54 feet to a point located in the center of Macedonia Church Road at its intersection with the center of an existing driveway; thence leaving said Macedonia Church Road and running with the center of said driveway, South 19 deg. 24 min. 48 sec. East 106.99 feet to a 5/8-inch iron rod set in the center of the driveway; thence leaving the center of the driveway, running South 10 deg. 50 min. 48 sec. West 103.75 feet to a 5/8-inch iron rod set and South 07 deg. 37 min. 33 sec. West 107.25 feet to a 5/8-inch iron rod set in the line of the U. S. Government property; thence with the line of the said U. S. Government property, North 85 deg. 42 min. 03 sec. West 315.03 feet to the BEGINNING, containing 2.39 acres, more or less, and being designated as Tract No. 1 on a plat of a portion of the property of Aubrey Dale Owen, which said plat was prepared from a survey made by P. Robert Raxter, Jr., RLS, on April 20, 1984 and is designated on said unrecorded plat as Drawing 0-128(7-619).