

2011003281

TRANSYLVANIA CO. NC FEE \$25.00
STATE OF NC REAL ESTATE EXT

\$810.00

PRESENTED & RECORDED:

07-08-2011 02:21:30 PM

CINDY M OWNBEY

REGISTER OF DEEDS
BY: KARIN SMITH
DEPUTY REGISTER OF DEEDS

BK: DOC 579

PG: 784-786

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 810.00

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

Mail/Box to: WHITE & DALTON, 542 S. Caldwell St., Brevard, NC 28712

This instrument was prepared by: GAYLE E. RAMSEY (No Title Search Performed)

Brief description for the Index: _____ 7-8-11 am

THIS DEED made this 27th day of June, 2011 by and between

GRANTOR

GRANTEE

CHIMNEY CREEK PARTNERS, LLC,
a North Carolina limited liability company
10 Park Place West
Brevard, NC 28712

DEER LAKE ESTATES, LLC
a North Carolina limited liability company
4755 Technology Way, Suite 202
Boca Raton, FL 33431

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, Brevard 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.

CHIMNEY CREEK PARTNERS, LLC

By: Arthur G. Fisher member/manager
Arthur G. Fisher, Member- Manager

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 and/or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Arthur G. Fisher

Date: June 28, 2011

Wanda A Bryson
Signature of Notary Public

Wanda A. Bryson
Printed or typed name of Notary

My commission expires: 9-29-13

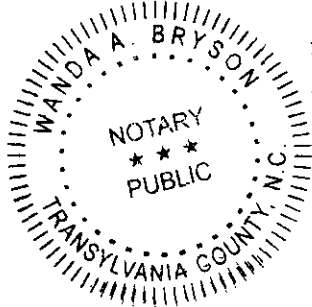


EXHIBIT "A" TO A DEED FROM CHIMNEY CREEK PARTNERS, LLC, TO DEER LAKE ESTATES, LLC

Being all of that certain tract of land containing 63.730 acres, more or less, as shown on a plat thereof prepared by Robert E. Parker, PLS, which is recorded in Plat File 14, Slide 466, Records of Plats for Transylvania County in the office of the Register of Deeds for Transylvania County.

Being all of Parcel Two which was conveyed by James Gerald Stone, Jr., and wife, Ann S. Stone, to Chimney Creek Partners, LLC, in a deed dated July 31, 2007, and recorded in the office of the Register of Deeds for Transylvania County, in Document Book 420, page 46, with the exception of that portion thereof which is included in the boundaries of Camps 1 and 2 of Chimney Creek Conservation Estates as shown on a plat thereof recorded in Plat File 13, Slides 264-268, Records of Plats for Transylvania County.

Together with a right of way to the public road over and along the road rights of way which are more particularly described in a deed from Greenwood Development Corporation to James Gerald Stone, Jr., dated December 16, 1992, and recorded in the office of the Register of Deeds for Transylvania County in Deed Book 358, page 248.

This conveyance is made subject to the following: 1) all easements and restrictions either set out or referred to in the deed recorded in Deed Book 358, page 248, hereinabove referred to; 2) the Amended and Restated Declaration of Covenants, Conditions and Restrictions governing Deerlake Village which is recorded in the office of the Register of Deeds for Transylvania County in Document Book 376, page 267, as corrected in Document Book 438, page 53; 3) all easements and rights of way of record; and 4) the special terms and conditions either set out or referred to in the description of Parcel Two in the deed recorded in Document Book 420, page 46, hereinabove referred to in which the deed recorded in Deed Book 358, page 248, was incorrectly referred to as being a deed recorded in Deed Book 358, page 249.