

000100

000328

REAL ESTATE EXCISE
TAX PAID: \$520.00

Excise Tax \$ 520.00

Filed for registration on the 3 day of May
2002 at 12:21 o'clock PM and registered and
verified on the 3 day of May 2002
in book No: 100 of page 328
Jesse R. Edwards Register of Deeds, Transylvania County Deputy

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.
Verified by County on the 3 day of May 2002
by

Mail after recording to Brian P. Philips, 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

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 2nd day of May 2002, by and between

GRANTOR
JTD Development Company of Brevard, LLC

GRANTEE
Gail H. McCarty, unmarried
47 Ridgetop Circle Unit 202
Brevard, NC 28712

Enter in appropriate block for each party: name, 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 Brevard Brevard Township, Transylvania County, North Carolina and more particularly described as follows:

Condominium Unit 202 of Building 3 of Straus Ridge Condominium as shown on a Plat recorded in Plat File 9, Slide 125 and 126, Transylvania County Registry, as the Unit is more particularly described in the Declaration of Condominium of Straus Ridge Condominium with attached exhibits, which is recorded in Condo Book 7 at Page 1, Transylvania County Registry and the First Amendment to the Declaration of Condominium of Straus Ridge Condominium with attached exhibits which is recorded in Condominium Book 7 at Page 85, Transylvania County Registry, the Second Amendment to the Declaration of Condominium of Straus Ridge Condominium with attached exhibits, which is recorded in Condominium Book 7 at Page 135, Transylvania County Registry and the Third Amendment to the Declaration of Condominium of Straus Ridge Condominium with attached exhibits, which is recorded in Condominium Book 7, at Page 149, Transylvania County Registry and as said Unit is shown on Plans for Phase 3 of Straus Ridge Condominium recorded in Plat File 9, Slides 137 through 140, reference to which is hereby made for a more complete description thereof. Together with and including the undivided interest in and to the Common Elements of Straus Ridge Condominium which are attributable to the above state unit.

Subject to the easements, restriction and rights-of-way of record, including those shown on the recorded plat and to the terms, conditions, provisions and restrictions contained in the Declaration of Condominium of Straus Ridge Condominium and any amendments thereto. This conveyance is further subject to the Charter, By-Laws and Rules and Regulations promulgated by Straus Ridge Association, Inc., of which Association the Grantee shall automatically become a member.

000100 000329

The property hereinabove described was acquired by Grantor by instrument recorded in

A map showing the above described property is recorded in Plat Book 9 page..... 125

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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

Restrictive covenants recorded in Book 426, Page 341, Transylvania County Registry.

Easements and Restrictions of record.

2002 ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

.....
(Corporate Name)

BY:

.....
President

ATTEST:

.....
Secretary (Corporate Seal)

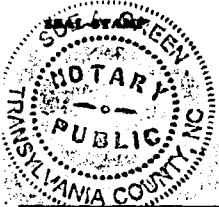
USE BLACK INK ONLY

JTD Development Company of Brevard, LLC (SEAL)

BY: *John T. Dowden* m/k (SEAL)
John T. Dowden, Member-Manager

..... (SEAL)

..... (SEAL)



SEAL-STAMP

NORTH CAROLINA, Transylvania County.

I, a Notary Public of the County and State aforesaid, certify that John T. Dowden, Member-Manager of JTD Development Company of Brevard, LLC Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 1st day of May 2002

My commission expires: September 3, 2002 *Sue A. Green* Notary Public
Sue A. Green

NORTH CAROLINA, County.

I, a Notary Public of the County and State aforesaid, certify that personally came before me this day and acknowledged that as its Secretary of a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by as its Secretary. Witness my hand and official stamp or seal, this day of

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 *Judie R. Edwards* REGISTER OF DEEDS FOR Transylvania COUNTY
Nich R. Smith Deputy Assistant - Register of Deeds