

TRANSYLVANIA COUNTY

034285

STATE OF NORTH CAROLINA



Real Estate Excise Tax

14.50

JUN 29 1987

P.B. 10751

295 761

Filed for registration on the 29 day of June 19 87 at 2:30 o'clock P.M. and registered and verified on the 29 day of June 19 87 In Book No. 295 of page 761

Register of Deeds, Transylvania County

split to house

Excise Tax 14.50

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No. Verified by 6-29-87 PC County on the day of 19 by

Mail after recording to RAMSEY, CILLEY AND PERKINS P. O. Box 427, Brevard, N. C. 28712

This instrument was prepared by Robert S. Cilley

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this day of 19 by and between

GRANTOR

GRANTEE

DONN J. HICKMAN and wife, ANN M. HICKMAN

KEITH E. AIKEN and wife, MELONI L. AIKEN

106 Minor Street, Apt. 1 Brevard, N. C. 28712

055158

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 Eastatoe Township, Transylvania County, North Carolina and more particularly described as follows:

SEE ATTACHED "EXHIBIT A"

295 762

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

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

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.

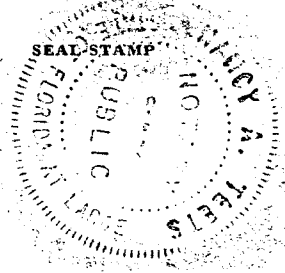
By: \_\_\_\_\_  
\_\_\_\_\_  
President

USE BLACK INK ONLY

*Donn Hickman* (SEAL)  
Donn Hickman  
*Ann M. Hickman* (SEAL)  
Ann M. Hickman

ATTEST: \_\_\_\_\_  
\_\_\_\_\_  
Secretary (Corporate Seal)

\_\_\_\_\_  
\_\_\_\_\_  
(SEAL)



FLORIDA, PINELLAS County.  
I, a Notary Public of the County and State aforesaid, certify that  
Don Hickman and wife, Ann M. Hickman Grantor,  
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my  
hand and official stamp or seal, this 22nd day of June, 1987.  
My commission expires: Nancy A. Teets NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXP. AUG 19, 1992  
ARY Public



NORTH CAROLINA, \_\_\_\_\_ County.  
I, a Notary Public of the County and State aforesaid, certify that \_\_\_\_\_  
personally came before me this day and acknowledged that \_\_\_\_\_ he is \_\_\_\_\_ 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 \_\_\_\_\_, 19\_\_\_\_.  
My commission expires: \_\_\_\_\_ Notary Public

The foregoing Certificate of *Nancy A. Teets*

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.  
*Fred H. Israel* REGISTER OF DEEDS FOR *Transylvania* COUNTY  
By \_\_\_\_\_ Deputy/Assistant - Register of Deeds

BEGINNING on an iron pin lying West of Creek Road in the Northern boundary of Lot 29 of Line Runner Ridge Associates' property, and running thence North 77 deg. 19 min. 30 sec. East 135.60 feet to a point in the center of Creek Road; thence with the center of Creek Road eight (8) calls as follows: North 10 deg. 37 min. West 151.53 feet to a point; North 0 deg. 53 min. 30 sec. West 101.89 feet to a point; North 07 deg. 40 min. 30 sec. West 81.61 feet to a point; North 14 deg. 19 min. East 50.09 feet to a point; North 31 deg. 21 min. East 63.07 feet to a point; North 04 deg. 22 min. West 51.21 feet to a point; North 28 deg. 35 min. 30 sec. West 41.86 feet to a point; North 68 deg. 39 min. West 63.31 feet to a point in the center of Line Runner Ridge Road; thence down and with the center of Line Runner Ridge Road fourteen (14) calls as follows: South 49 deg. 36 min. West 121.39 feet to a point; South 35 deg. 55 min. 30 sec. West 117.30 feet to a point; South 47 deg. 35 min. 30 sec. West 59.27 feet to a point; South 62 deg. 29 min. West 67.41 feet to a point; South 84 deg. 18 min. 30 sec. West 47.94 feet to a point; North 71 deg. 50 min. West 125.24 feet to a point; South 79 deg. 32 min. West 50.35 feet to a point; South 46 deg. 31 min. 30 sec. West 54.22 feet to a point; South 24 deg. 48 min. West 52.16 feet to a point; South 07 deg. 24 min. West 46.64 feet to a point; South 06 deg. 11 min. 15 sec. East 337.59 feet to a point; South 25 deg. 27 min. 15 sec. West 37.34 feet to a point; South 58 deg. 45 min. 15 sec. West 63.17 feet to a point; South 28 deg. 02 min. 15 sec. West 47.36 feet to a point; thence leaving Line Runner Ridge Road and running with the Northern boundary of Lot 29 of the Line Runner Ridge Associates' property four (4) calls as follows: North 80 deg. 48 min. 45 sec. East 78.48 feet to an iron pin; North 65 deg. 57 min. East 169.23 feet to an iron pin; North 64 deg. 08 min. 30 sec. East 223.52 feet to an iron pin; North 71 deg. 07 min. East 122.34 feet to the iron pin and point of BEGINNING. Containing 6.69 acres, as surveyed and platted by P. R. Raxter, RLS, on an unrecorded plat dated April and October, 1980, and being all of Lot 30 of the Line Runner Ridge Associates' property.

EXCEPTED is a 60-foot road and utility right of way, lying 30 feet either side of the centerline of Line Runner Ridge Road and Creek Road, with the centerline of Line Runner Ridge Road being along the Northern and Western boundary of the above described tract, said centerline being as denoted in the description above; and, the centerline of Creek Road being the Eastern boundary of the above described tract, said centerline being as denoted in the description above; that the Grantors further reserve unto themselves, their heirs and assigns, the right to install power lines and telephone cables within said rights of way.

Grantors further give, grant and convey unto the Grantees, their heirs and assigns, the right to use in common with other property owners the road from the Pickens Highway to the above described tract of land and the road to the 8-acre lake for the purpose of access to and from the said lake, in common with other property owners located within the Line Runner Ridge Associates' boundaries.

This conveyance is made subject to the Restrictive Covenants and Road Maintenance Agreement as found in Deed Book 241, Page 707, in the Transylvania County Registry, said document being dated May 16, 1980. The Grantees, by the acceptance of this deed, further covenant and agree to abide by the road, lake and dam maintenance agreement and covenants contained in said instrument.