TRANSYL VANIA COUNTY	034285	NORTH Real Estate Excise Tax CA JUNI29'87 P.B. 10751 Real Estate Excise Tax Excise Tax
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295 761 Filed for registration on the 29 day of fume.

1987 at 2:300'clock P. M. and registered and verified on the 29 day of June 1987 In Book No. 295

Register of Deeds, Transylvania County

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

Excise Tax 14.50	Recording Time, Book and Page		
Tax Lot No. Verified by 6-29-87 RG County on			
Mail after recording to RAMSEY, CILLEY AND P. O. Box 427, Brevard, This instrument was prepared by Robert S. Cil	N. C. 28712		
NORTH CAROLINA GEN	ERAL 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		

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.q. 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 &xxxx Eastatoe Township,

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

SEE ATTACHED "EXHIBIT A"

295 762

Orporate 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 bove written. (Corporate Name) Donn Hickman (SEAL) Ann M. Hickman Secretary (Corporate Seal) SEAL) SEALSTANIP Secretary (Corporate Seal) SEAL) The Robert Ann M. Hickman (SEAL) Seal) Seal Stanish Carolina, PINELIAS County. 1, a Notary Public of the County and State aforesaid, certify that Don Hickman and Wife, Ann M. Hickman Grantor,	The property hereinabove d	escribed was acquired by G	rantor by ins	trument recorded	d in	•••••••••••••••••••••••••••••••••••••••
OHAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple. The formation of the Grantee 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 stefend the title against the lawful claims of all persons whomeseve except for the exceptions hereinafter stated. 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 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 the property hereinabove described in such that the property hereinabove described in such that the property hereinabove described in the country and state affected the control and state affected that he is described in the same property of the country and state affected, certify that the property of the country and state affected, certify that the property of the country and state affected, certify that the property of the country and state affected, certify that the property of the country and state affected, certify that the property of the country and state affected, certify that the property of the country and state affected, certify that the property of the country and state affected that he is secretary of the property of the country and state affected that he is secretary of the property of the country and state affected that he is secretary of the property of the country and state affected that he is secret			•••••••••	.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		•••••••••••••••••••••••••••••••••••••••
the Grantee in fee simple. In the Granter coverants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convert the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and effent the title garinst the lawful claims of all persones whomsoever except for the exceptions hereinafter stated. It is not the property hereinabove described is subject to the following exceptions: IN WITNESS WHEREOF, the Grantor has hereunte set his hand and seal or it corporate, has caused this instrument to be signed in its reason of the property hereinabove described is subject to the following exceptions: IN WITNESS WHEREOF, the Grantor has hereunte set his hand and seal or it corporate, has caused this instrument to be signed in its reason of the property hereinabove described is subject to the following exceptions: (Gosporate Name) DOTH FLOCKBERT (Grantor Name) Fresident THEST: Secretary (Corporate Seal) GRALD AND H. H. H. CCREAN F. AND H. H. CREAD AND H. H. CREAD TORNISSION EDD. AND 12, INSTANT Public of the County and State aforesaid, certify that DOTH FLOCKBERT NORTH CAROLINA. DOTH H. CREAD NORTH CAROLINA TORNISSION EDD. AND 12, INSTANT Public of the County and State aforesaid, certify that DOTH FLOCKBERT NORTH CAROLINA TORNISSION EDD. AND 12, INSTANT Public of the County and State aforesaid, certify that DOTH FLOCKBERT NORTH CAROLINA TORNISSION EDD. AND 12, INSTANT Public of the County and State aforesaid, certify that DOTH FLOCKBERT NORTH CAROLINA TORNISSION EDD. AND 12, INSTANT Public of the County and State aforesaid, certify that DOTH FLOCKBERT NORTH CAROLINA TORNISSION EDD. AND 12, INSTANT Public of the County and State aforesaid, certify that DOTH FLOCKBERT NORTH CAROLINA TORNISSION EDD. AND 12, INSTANT Public of the County and State aforesaid, certify that DOTH FLOCKBERT NORTH CAROLINA TORNISSION EDD. AND 12, INSTANT Public of the County and State aforesaid, certify that DOTH FLOCKBERT		-				
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DONN HICKMAN (SEAL) President Seal) Secretary (Corporate Seal) Secretary (Corporate Seal) Secretary (Corporate Seal) Seal-Stamp La 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 Laway of My commission expires: NORTH CAROLINA, La Notary Public of the County and State aforesaid, certify that NORTH CAROLINA, La Notary Public of the County and State aforesaid, certify that Personally came before me this day and acknowledged the execution of the foregoing instrument. Witness my A North CAROLINA, La Notary Public of the County and State aforesaid, certify that Personally came before me this day and acknowledged that he is Personally came before me this day and acknowledged that he is President, sealed with its corporate seal and attested by A North Carolina corporation, and that by authority duty 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 A North Carolina corporation, and that by authority duty given and as the act of the corporation, the foregoing instrument was signed in its name by its North Carolina corporation, and that by authority duty A North Carolina corporation, and that by authority duty My commission expires: Notary Public	IN WITNESS WHEREOF, th	e Grantor has hereunto set his	s hand and seal	, or if corporate, h	as caused this instruc	nent to be signed in its
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SEAL-STAMP SEAL-STAMP NORTH CAROLINA, PARTHERS (SEAL) SEAL-STAMP NORTH CAROLINA, PARTHERS (SEAL) 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 22 day of the county. NORTH CAROLINA, 192 day of the county and State aforesaid, certify that SEAL-STAMP NORTH CAROLINA, 192 day of the county. I, a Notary Public of the County and State aforesaid, certify that 192 day of the county and state aforesaid, certify that 192 day of the county and state aforesaid, certify that 193 day of the county and state aforesaid, certify that 194 day of 194 given and as the act of the corporation, the foregoing instrument was signed in its name by its 194 personally came before me this day and atknowledged that 194 he is 194 secretary of 194 personally came before me this day and acknowledged that 194 he is 194 secretary of 194 personally came before me this day and acknowledged that 194 he is 194 secretary of 194 personally came before me this day and acknowledged that 194 he is 194 secretary of 194 personally came before me this day and acknowledged that 194 he is 194 secretary of 194 personally came before me this day and acknowledged that 194 he is 194 secretary of 194 personally came before me this day and acknowledged that 194 he is 194 secretary of 194 personally came before me this day and acknowledged that 194 he is 194 secretary of 194 personally came before me this day and acknowledged that 194 he is 194 secretary of 194 personally came before me this day and acknowledged that 194 he is 194 secretary of 194 personally perso	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		₹ 502:	Down	Hicku	(SEAL)
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SEAD-STAND 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 22 day of My commission expires: NORTH CAROLINA. 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			9 9			
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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 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 71 deg. 07 min. East 122.

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 Maint-enance 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.