

000240

000056

Filed for registration on the 28 day of June
2004 at 3:00 o'clock p m. and registered and
verified on the 28 day of June 2004
in book no. 240 of page 56

Cindy M. Ounbey
Register of Deeds, Transylvania County
By: Beth C Sales, Asst.

REAL ESTATE EXCISE
TAX PAID: \$685.00 6/28/04

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: **685.00**

Parcel Identifier No. _____ Verified by dnf County on the 28th day of June, 2004
By: _____

Mail/Box to: Ramsey & Pratt. P.A., One North Gaston Street, Brevard, NC 28712

This instrument was prepared by: David C. Neumann, Attorney at Law File No. 04-722

Brief description for the Index: _____

THIS DEED made this 22nd day of June, 2004, by and between

GRANTOR
Martha J. Bowsky and Benjamin Bowsky, by and through his attorney in-Fact, Martha J. Bowsky u/a/d February 22, 1999

GRANTEE
Thomas R. Taylor, II and Martha K. Taylor, husband and wife 12 Tsataga Court Brevard, NC 28712

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 _____, Dunns Rock 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 87 page 49.

A map showing the above described property is recorded in Plat Book 5 page s 13-13C.

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.

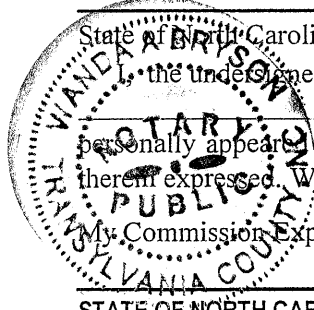
(Entity Name)
By: _____
Title: _____
By: _____ (SEAL)
Title: _____
By: _____ (SEAL)
Title: _____

Benjamin Bowsky by Martha J. Bowsky A.I.F. (SEAL)
Benjamin Bowsky by and through his Attorney-in-Fact, Martha J. Bowsky
Martha J. Bowsky (SEAL)
Martha J. Bowsky

State of North Carolina - County of Transylvania
I, the undersigned Notary Public of the County and State aforesaid, certify that Martha J. Bowsky

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 28th day of June, 2004.

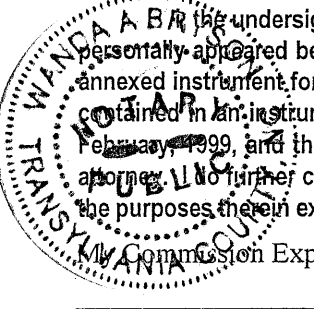
My Commission Expires: 9-29-08
Wanda A Bryson
Notary Public



STATE OF NORTH CAROLINA-COUNTY OF TRANSLVANIA
I, the undersigned Notary Public for said County and State, certify that Martha J. Bowsky, Attorney-in-Fact for Benjamin Bowsky,

personally appeared before me this 28th day of June, 2004, and by me being sworn, says that she executed the foregoing and annexed instrument for and in behalf of the said Benjamin Bowsky and that her authority to execute and acknowledge said instrument is contained in an instrument duly executed and recorded in Deed Book 444, Page 443, Transylvania County Registry on the 22nd day of February, 1999, and this instrument was executed under and by virtue of the authority given by said instrument granting her power-of-attorney. I do further certify that the said Martha J. Bowsky acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expresses for and in behalf of the said Benjamin Bowsky.

My Commission Expires: 9-29-08
Wanda A Bryson
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 _____, _____.
My Commission Expires: _____
Notary Public

The foregoing Certificate(s) of Wanda A Bryson
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.

Cindy M Dumbey Register of Deeds for Transylvania County
By: Beth C Sales Deputy Assistant - Register of Deeds

000240

000058

EXHIBIT "A"

BEING all of Lot 84 of Unit 12 of Connestee Falls Development as shown by a plat thereof recorded in Plat Book 5, Pages 13-13C, Records of Plats for Transylvania County, North Carolina.

Subject to the Declaration of Restrictive Covenants as recorded in Deed Book 189, page 443, Transylvania County Registry, as amended by Amendment to the Declaration of Restrictive Covenants recorded in Deed Book 190, page 437, Transylvania County Registry, and all other valid amendments thereto, including the revised, amended and restated Declaration recorded in Deed Book 289, page 107, Transylvania County Registry, as amended by Amendment to the Declaration of Restrictive Covenants recorded in Deed Book 230, page 340, Transylvania County Registry and the Second Restatement of Declaration of Restrictive Covenants for Connestee Falls and recorded in Deed Book 413, Page 30, Records of Deeds for Transylvania County , and by supplemental Declarations of Restrictive Covenants of record in Transylvania County Registry.

Subject to a right-of-entry as set out in Deed Book 194, Page 500 Transylvania County Registry.

This conveyance is made subject to the rights-of-way of all roads which may presently traverse the property, to all road rights-of-way which may presently appear of record, to the rights-of-way of all utility lines which may presently traverse the property and to all rights-of-way for public utilities which may presently appear of record.