

TRANSMEDIA COUNTY 031387

STATE OF NORTH CAROLINA AUG 28 '85 P.B. 10701

Real Estate Excise Tax 84.50

Filed for registration on the 27 day of August 19 85 at 11:00 o'clock A.M. and registered and verified on the 27 day of August 19 85 In Book No. 278 of page 638  
*Fred H. Small*  
 Register of Deeds, Transylvania County

278 638

Excise Tax 84.50 Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.  
 Verified by Transylvania County on the 27 day of August 19 85  
 by *AMU*

Mail after recording to RAMSEY, HILL, SMART, RAMSEY & PRATT, P. A.

This instrument was prepared by JOHN K. SMART, JR.

Brief description for the Index  
 Delphia Drive, Morgan Heights

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 14th day of August, 19 85, by and between

GRANTOR  
 ARMSTRONG H. KOLB and wife,  
 CATHERINE M. KOLB

GRANTEE  
 VERNON W. WARREN and wife,  
 HELEN M. WARREN  
 Route 3, Delphia Drive  
 Brevard, N. C. 28712

46257

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

BEGINNING on a stake in the Northeastern margin of Delphia Drive, Southeast corner of Lot No. 19, and runs thence along the Eastern margin of Lot No. 19, North 60 deg. 33 min. East 163.10 feet to a stake in the line of Lot No. 2; thence South 63 deg. 9 min. East 150 feet to a stake, common corner of Lots Nos. 1, 17 and 18; thence along the line of Lot No. 17, South 66 deg. 35 min. West 248.08 feet to a stake in the Eastern margin of Delphia Drive; thence with the Eastern margin of Delphia Drive on a radius 180 feet in a Northwesterly direction 100 feet to the BEGINNING.

And being all of Lot No. 18 of Section A of Morgan Heights Subdivison, plat of which said subdivision is recorded in Plat Book 3, page 49.

This conveyance is made subject to restrictive and protective covenants and easements appearing of record.

Being all the same land described in a deed dated April 2, 1974 and recorded in Deed Book 206, page 646, Transylvania County Registry.

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.....

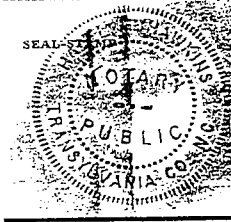
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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: (Corporate Name)
President
ATTEST: Secretary (Corporate Seal)
Armstrong H. Kolb (SEAL)
Catherine M. Kolb (SEAL)

USE BLACK INK ONLY



NORTH CAROLINA, Transylvania County.
Notary Public of the County and State aforesaid, certify that Armstrong H. Kolb and wife, Catherine M. Kolb
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 27th day of August, 1985.
My commission expires: 1/11/90 Hazel M. Hawkins Notary Public

SEAL-STAMP

NORTH CAROLINA, ..... County.
I, a Notary Public of the County and State aforesaid, certify that ..... he is Secretary of
personally came before me this day and acknowledged that ..... 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

Use Black Ink

The foregoing Certificate(s) of Hazel M. Hawkins,

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. Isaac REGISTER OF DEEDS FOR Transylvania COUNTY
By Deputy/Assistant - Register of Deeds