


2005014752


 TRANSYLVANIA CO, NC FEE \$20.00
 STATE OF NC REAL ESTATE EXT
\$330.00
 PRESENTED & RECORDED:
 09-20-2005 03:23:14 PM
 CINDY M OWNBEY
 REGISTER OF DEEDS
 BY: TERESA D MORTON
 DEPUTY REGISTER OF DEEDS
BK:DOC 308
PG:579-581

NORTH CAROLINA GENERAL WARRANTY DEED

Revenue \$330.00

Tax Lot No. _____ Parcel Identifier No. 8593-16-7174-000
 Verified by _____ County on the 20 day of September, 2005 LYB
 by _____

Mail after recording to **JOHN R. ROSE, PO Box 7436, Asheville, NC 28802 05-3251 JRR/ab**
 This instrument was prepared by **William R. White, WHITE & DALTON**

Brief Description for the index

THIS DEED made this 12th day of September, 2005, by and between

GRANTOR	GRANTEE
FRED S. GRAVLEY and REBECCA GRAVLEY Husband and Wife	FRANCIS R. SCONZO and JUDITH A. SCONZO Husband and Wife 25 Slick Rock Road 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 **Dunns Rock Township, Transylvania County, North Carolina** and more particularly described as follows:

BEING AND COMPREHENDING ALL OF THAT CERTAIN PROPERTY DESCRIBED ON THE PAGE ATTACHED HERETO, DESIGNATED AS EXHIBIT "A" AND INCORPORATED HEREIN BY REFERENCE.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 420 at Page 21.

A map showing the above described property is recorded in Plat File at Slide .

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.

Fred S. Gravley (SEAL)
Fred S. Gravley

Rebecca Gravley (SEAL)
Rebecca Gravley

SEAL-STAMP



STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, Tawny B. McCoy a Notary Public of the County and State aforesaid, certify that **FRED S. GRAVLEY** and **REBECCA GRAVLEY**, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 14 day of September, 2005.

My commission expires: 7/29/07

Tawny B. McCoy Notary Public

SEAL-STAMP

STATE OF NORTH CAROLINA
COUNTY OF Transylvania

I, _____ a Notary Public of the County and State aforesaid, certify that _____, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this _____ day of _____, 20____.

My commission expires: _____

Notary Public

The foregoing Certificate(s) of Tawny B. McCoy is/are certified to be correct. This instrument and this certificate are duly registered at the date and in the Book and Page shown on the first page hereof.

Cindy M. Ownbey REGISTER OF DEEDS FOR Transylvania COUNTY
By Cheryl M. ... Deputy/Assistant-Register of Deeds.

EXHIBIT "A"

BEING AT an existing iron pin being located in the joint gravel driveway for this property' and that of Wayne Keith Owen as described in Deed Book 311, Page 715, Transylvania County Registry and thence traveling with said joint gravel driveway North 62 deg. 59 min. 37 sec. East 34.79 feet to an iron rod set, thence with the Southern boundary of the Randy Mark Owen property as found in Deed Book 388, Page 711, Transylvania County Registry and also along an existing fence the following three calls: North 66 deg. 29 min. 41 sec. East 166.2 feet to an existing iron pin, thence North 79 deg. 39 min. 41 sec. East 112.22 feet, thence leaving the fence but continuing with the Randy Mark Owen property, North 79 deg. 39 min. 41 sec. East 22.58 feet to a railroad spike set, thence with Slick Rock Mountain Road (private) the following four calls: South 19 deg. 31 min. 41 sec. West 88.48 feet to railroad spoke set; thence South 33 deg. 42 min. 41 sec. West 123.34 feet to railroad spike set, thence South 78 deg. 19 min. 41 sec. West 50.88 feet to railroad spoke set, thence North 81 deg. 16 min. 46 sec. West 54.10 feet to an existing nail, thence leaving Slick Rock Mountain Road, North 19 deg. 28 min. 27 sec. West 19.32 feet to an existing iron rod, thence North 72 deg. 26 min. 38 sec. West 45.19 feet to an existing iron pin thence North 19 deg. 24 min. 59 sec. West 40.39 feet to an existing iron pin; thence North 77 deg. 28 min. 36 sec. West 53.58 feet to the point of BEGINNING as surveyed by Robert Raxter, N.C. RLS 1-2785 on an unrecorded plat as designated by drawing A-2471, File No. G-77 and dated August 1, 1997.