


2008003984


 TRANSYLVANIA CO, NC FEE \$20.00  
 STATE OF NC REAL ESTATE EXT  
**\$270.00**  
 PRESENTED & RECORDED:  
 06-30-2008 10:58:51 AM  
 CINDY M OWNBEY  
 REGISTER OF DEEDS  
 BY: BETH C SALES  
 ASSISTANT  
**BK:DOC 464**  
**PG:301-303**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 270.00

Parcel Identifier No. 8585562629000 Verified by *DM* County on the 30 day of June, 2008  
By: \_\_\_\_\_

Mail/Box to: Brian P. Philips, P.A., 30 N. Country Club Road, P.O. Box 432, Brevard, NC 28712

This instrument was prepared by: Brian P. Philips, P.A., 30 N. Country Club Road, P.O. Box 432, Brevard, NC 28712

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 30th day of June, 2008, by and between

GRANTOR	GRANTEE
Frank Clark and wife, Lisa Clark	Robert G. Skeen and wife, Kimberlie S. Skeen 58 Memory Lane 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 \_\_\_\_\_, Brevard 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 432 page 745.

A map showing the above described property is recorded in Plat Book 6 page 461.

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)

Frank Clark (SEAL)  
Frank Clark

By: \_\_\_\_\_  
Title: \_\_\_\_\_

Lisa Clark (SEAL)  
Lisa Clark

By: \_\_\_\_\_  
Title: \_\_\_\_\_

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

By: \_\_\_\_\_  
Title: \_\_\_\_\_

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

State of North Carolina - County of Transylvania

I, the undersigned Notary Public of the County and State aforesaid, certify that Frank Clark and wife, Lisa Clark 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 30th day of July, 2008.

My Commission Expires: September 3, 2012

Sue A. Green  
Notary Public Sue A. Green

State of North Carolina - County of \_\_\_\_\_

I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_ personally came before me this day and acknowledged that he is the \_\_\_\_\_ of \_\_\_\_\_, a North Carolina or \_\_\_\_\_ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
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 \_\_\_\_\_, 20\_\_.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

The foregoing Certificate(s) of \_\_\_\_\_ 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.

\_\_\_\_\_  
Register of Deeds for \_\_\_\_\_ County  
By: \_\_\_\_\_ Deputy/Assistant - Register of Deeds

EXHIBIT "A"

BEING all of that certain 0.67 acre parcel of land as more particularly described on a plat of a survey for Randell M. And Judy D. Bryson by Clarence A. Jenkins, R.L.S., dated August 16, 1996, and recorded in Plat File 6, Slide 461, Records of Plats for Transylvania County, North Carolina.

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 the rights of way for public utilities which may presently appear of record in the Transylvania County Registry.