

2009002761

TRANSYLVANIA CO, NC FEE \$20.00  
STATE OF NC REAL ESTATE EXT

\$400.00

PRESENTED &amp; RECORDED:

05-19-2009 02:11:05 PM

CINDY M OWNBEY

REGISTER OF DEEDS

BY: D REE MCCALL

DEPUTY REGISTER OF DEEDS

BK:DOC 498

PG:320-322

## NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$ 400.00

Parcel Identifier No. \_\_\_\_\_ Verified by DM County on the 19 day of May, 2009  
By: \_\_\_\_\_

Mail/Box to: Neumann and Associates, PLLC, 41 East Main Street, Brevard, NC 28712

This instrument was prepared by: Neumann and Associates, PLLC, 41 East Main Street, Brevard, NC 28712

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

THIS DEED made this 15th day of May, 20 09, by and between

## GRANTOR

Blue Ridge Savings Bank, Inc.

## GRANTEE

Seth Gerring and wife,

Cassandra Gerring

P.O. Box 1618

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, 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 485 page 603.

A map showing the above described property is recorded in Plat Book \_\_\_\_\_ page \_\_\_\_\_.

NC Bar Association Form No. L-6 © 1977, 2002

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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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Blue Ridge Savings Bank, Inc.

(Entity Name)

(SEAL)

By: Andrew H. H. H.

Title: President

(SEAL)

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

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

(SEAL)

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

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

(SEAL)

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

I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_

\_\_\_\_\_ 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

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

Notary Public

State of North Carolina - County of Transylvania Buncombe

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 \_\_\_\_\_ President of \_\_\_\_\_ Blue Ridge Savings Bank, Inc., a North Carolina or \_\_\_\_\_ corporation/limited liability company/general partnership/limited partnership (strike through the inappropriate) 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 15th day of May, 2009

My Commission Expires: 9-25-2011

Beth M. Balle  
Notary Public

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

I, the undersigned Notary Public of the County and State aforesaid, \_\_\_\_\_

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.

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

**EXHIBIT "A"**

**Being all of that 1.33 acre parcel of property as surveyed by Terry Arthur Baker, PLS, and shown on a plat dated March 5, 2007, and recorded in Plat File 12, Slide 121, Transylvania County Registry.**

**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.**