

2010005521
 TRANSYLVANIA CO, NC FEE \$25.00
 STATE OF NC REAL ESTATE EXTX
\$466.00
 PRESENTED & RECORDED:
11-01-2010 10:24:57 AM
 CINDY M OWNBEY
 REGISTER OF DEEDS
 BY: KARIN SMITH
 DEPUTY REGISTER OF DEEDS
 BK: DOC 554
 PG: 693-695

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$466.00

11-1-10 gm

Parcel Identifier No. 9506-02-5780-000 Verified by _____ County on the ____ day of _____, 20
By: _____

Mail/Box to: Ramsey & Pratt, P.A., 35 North Gaston St., Brevard, NC 28712

This instrument was prepared by: Margaret M. Hunt

Brief description for the Index:

THIS DEED made this 25^h day of October, 2010, by and between

GRANTOR

GRANTEE

**Richard B. Johnson and wife
Lois M. Johnson
66 South College Row
Brevard, NC 28712**

**Edwina M. Richards, and husband
Clinton W. Richards
1382 River Road West
Green Cove Springs, FL 32043**

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 Document Book 406, Page 123.

All or a portion of the property herein conveyed includes the primary residence of a Grantor.

A map showing the above described property is recorded in Plat File 2, Slide 217.

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.

By: _____ (Entity Name) Richard B. Johnson (SEAL)
Richard B. Johnson

Print/Type Name & Title: _____ Lois M. Johnson (SEAL)
Lois M. Johnson

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

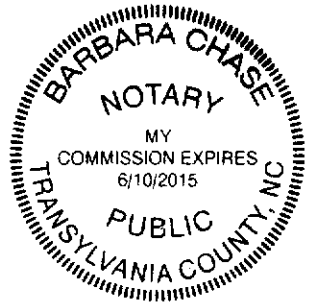
By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, the undersigned Notary Public of the County and State aforesaid, certify that **Richard B. Johnson** and wife **Lois M. Johnson** 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 October, 2010.

(Affix Seal)



Barbara Chase
Barbara Chase, Notary Public

My Commission Expires: 06-10-2015

North Carolina General Warranty Deed from Richard B. Johnson and wife Lois M. Johnson to Edwina M. Richards and husband Clinton W. Richards

Exhibit 'A'

BEING all of Lot 375A, Section F of Glen Cannon Land Company, a plat of which subdivision is recorded in Plat File 2, Slide 217 (incorrectly referred to as Slide 216 in Document Book 406, page 123, and Document Book 30, page 918), as resurveyed and replatted and shown on a new plat thereof recorded in Plat File 14, Slide 281, Records of Plats for Transylvania County, North Carolina, reference to which is hereby made for a more complete description thereof.

This conveyance is made subject to restrictive and protective covenants and easements which appear of record in Deed Book 248, Page 683, Records of Transylvania County, North Carolina, as subsequently amended and restated.