

000437 286

TRANSYLVANIA COUNTY
SEPTEMBER 14, 1998

\$34.00



Real Estate
Excise Tax

Excise Tax ~~33.60~~ 34.00

Filed for registration on the 14 day of Sept.
1998 at 2:00 P.M. and registered and
verified on the 14 day of Sept. 1998
in Book No. 437 of page 286
Register of Deeds, Transylvania County

Deputy

Recording Time, Book and Page

Tax Lot No. T192 00005 07 Parcel Identifier No. 8543469645000
Verified by 9/14/98-DCJ County on the day of , 19
by

Mail after recording to David C. Neumann, Attorney at Law
46 E. Main St., Brevard, NC 28712

This instrument was prepared by DAVID C. NEUMANN, Attorney at Law, Our File N-98-371 DLK

Brief description for the Index
Diamond Creek Road

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 25th day of August, 1998, by and between

GRANTOR

Henry V. Mosser and Florence H.
Mosser, his wife

GRANTEE

George P. Peterson and Margaret H.
Kimble, his wife

199 Edward St.
Bishop, CA 93514

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 , Gloucester Township,

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

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

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The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 237, page 596,
Transylvania County Registry, North Carolina.

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.

(Corporate Name)

By: _____

President

ATTEST:

Secretary (Corporate Seal)

Henry V. Mosser (SEAL)
Henry V. Mosser

Florence H. Mosser (SEAL)
Florence H. Mosser

(SEAL)

(SEAL)



SEAL - STAMP

NORTH CAROLINA, Transylvania County.

I, a Notary Public of the County and State aforesaid, certify that Henry V. Mosser and Florence H. Mosser, his wife Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 25th day of August, 19 98.

My commission expires: 07-28-2001 Deborah K. Kubick Notary Public

NORTH CAROLINA, _____ County.

I, a Notary Public of the County and State aforesaid, certify that _____, Secretary of _____ 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

The foregoing Certificate(s) of

Deborah K. Kubick
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.

Julie Edwards REGISTER OF DEEDS FOR Transylvania COUNTY

By Julie Edwards Deputy / Assistant - Register of Deeds.

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Prepared by David C. Neumann
Our File N-98-371 DLK

Exhibit "A"

Tract I:

Beginning at an existing iron pipe, said point being the southeastern corner of the C. Franklin Lott Property more particularly described in Deed book 181, page 170, Transylvania County Registry and at the intersection of the Lott property and the U.S. Government property and running thence with U.S. Forest Service Boundary Line South 36 deg. 46 min. 37 sec. East 590.51 feet to a point, said point being in the Stewart and Robinson property line, and more particularly described in Deed Book 186, page 3, Transylvania County Registry; thence with the Stewart and Robinson property North 83 deg. 45 min. 04 sec. West 424.64 feet to an existing iron pipe just to the East of Diamond Creek; thence continuing North 83 deg. 45 min. 04 sec. West 60.92 feet to a point at or near the center of a gravel road bed for Diamond Creek Road (S.R. 1322); thence with the gravel road the following three (3) calls: North 10 deg. 00 min. 00 sec. West 45.34 feet to a point, North 29 deg. 35 min. 00 sec. West 39.57 feet to a point, North 49 deg. 53 min. 19 sec. West 57.66 feet to a point; thence leaving Diamond Creek Road and running with the Lott property the following two (2) calls: North 33 deg. 26 min. 00 sec. East 61.07 feet to an existing iron pipe at the base of a 36 inch Hemlock Pine with corner witness marks, North 33 deg. 26 min. 00 sec. East 303.11 feet to the point of beginning. As surveyed and shown an unrecorded plat thereof by Robert Raxter, RLS dated July 22, 1998 and revised August 14, 1998, and Designated Drawing No. A-3177, File P-92.

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.

Tract II:

Beginning at an existing iron pipe, said point being the southeastern corner of the C. Franklin Lott property more particularly described in Deed Book 181, page 170, Transylvania County Registry and at the intersection of the Lott property with the U.S. Government property and from said beginning point running thence with the U.S. Government property South 37 deg. 56 min. 10 sec. East 602.00 feet to an existing iron pipe, said point being the northeastern corner of the Stewart and Robinson property more particularly described in Deed Book 186, page 3, Transylvania County Registry; thence with the Stewart and Robinson property North 83 deg. 45 min. 04 sec. West 16.66 feet to a point; thence with the red painted and marked U.S. Forest Service boundary line North 36 deg. 46 min. 37 sec. West 590.51 feet to the point of Beginning.

Tract II is conveyed without any warranties and Grantors are conveying only any right, title, and interest they may have in Tract II.