

Filed for registration on the 31 day of Dec
2001 at 4:30 o'clock PM and registered and
verified on the 31 day of Dec 20 01
in Book No. 82 of page 315
Julie K. Edwards
Register of Deeds, Transylvania County
B. J. Smith
APR
000000 000075
Recording Time, Book and Page

Excise Tax -0-

Tax Lot No. _____ Parcel Identifier No. _____
Verified by Transylvania County on the 31 day of December 2001
by SM

Mail after recording to RAMSEY, HILL, SMART, RAMSEY & PRATT, P.A.
One North Gaston Street, Brevard, NC 28712
This instrument was prepared by CAYLE E. RAMSEY
Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 31st day of December, 2001, by and between

GRANTOR

RICHLAND RIDGE LIMITED PARTNERSHIP,
a North Carolina Limited Partnership

GRANTEE

JOHN JACKSON and wife,
SARAH JACKSON

721 Glenridge Way
Winter Park, FL 32789

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 n/a, Gloucester & Hogback Townships Transylvania County, North Carolina and more particularly described as follows:

BEING ALL OF THE SAME LAND DESCRIBED ON THE PAGE WHICH IS ATTACHED HERETO, DESIGNATED AS EXHIBIT "A" AND INCORPORATED HEREIN BY REFERENCE.

000002 000276

The property hereinabove described was acquired by Grantor by instrument recorded in

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.



ATTEST:

John F. Witherspoon
John F. Witherspoon, Secretary

RICHLAND RIDGE LIMITED PARTNERSHIP

By: PD2W Inc., General Partner

By:

Alfred F. Platt, Jr. President



STATE OF NORTH CAROLINA,
COUNTY OF HENDERSON.

I, Susan Whitehurst, a Notary Public of said State and County, do hereby certify that Alfred F. Platt, Jr., personally appeared before me this day and acknowledged that he is the President and that John F. Witherspoon is the Secretary of PD2W Inc., a corporation described in and which executed the foregoing instrument, that said corporation is a General Partner of Richland Ridge Limited Partnership, a North Carolina General Partnership, and that the foregoing instrument was duly executed by said corporation on behalf of said partnership, that he knows the common seal of said corporation, that the seal affixed to the foregoing instrument is said common seal, and the name of the corporation was subscribed thereto by its President and that the said President and Secretary subscribed their names thereto and the said common seal was affixed, all by order of the Board of Directors of said corporation, and that the said instrument is the act and deed of said corporation and said partnership.

WITNESS my hand and Notarial Seal, this 31st day of December, 2001.

Susan Whitehurst
Notary Public

My commission expires: 12-30-02

The foregoing Certificate(s) of

Susan Whitehurst

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 Theresa L. Edwards REGISTER OF DEEDS FOR Transylvania COUNTY
Theresa L. Edwards Deputy Assistant - Register of Deeds

000032 000377

**EXHIBIT "A" TO A DEED FROM RICHLAND RIDGE LIMITED PARTNERSHIP
TO JOHN JACKSON AND WIFE, SARAH JACKSON**

Being all of Lot 2 of Section 4 of Richland Ridge as shown on a plat thereof recorded in Plat File 8, Slide 489, Records of Plats for Transylvania County in the office of the Register of Deeds for Transylvania County.

There is also conveyed hereby and herewith a right-of-way for road purposes to the public road (Richland Creek Road) (N.C.S.R. 1312) extending over and along all of the subdivision roads which connect the land hereinabove described with the gravel road which connects Richland Ridge with Richland Creek Road and thence over and along said gravel road to Richland Creek Road (said gravel road having a 45 foot wide right-of-way as shown on a plat recorded in Plat File 8, Slide 482, Records of Plats for Transylvania County, and a 60 foot wide right-of-way as described in a right-of-way agreement recorded in Book 273, page 770, Records of Deeds for Transylvania County), with the use of said gravel road to be subject to the terms of the right-of-way agreement recorded in Book 273, page 770, which imposes road maintenance obligations on the users of said road right-of-way.

Being a part of the same land described in a deed from K. & R. Company, a General Partnership, to Richland Ridge Limited Partnership, dated February 27, 1998, and recorded in Book 428, page 492, Records of Deeds for Transylvania County.

This conveyance is made subject to all matters shown on the recorded plat hereinabove referred to and to the Declaration of Restrictive and Protective Covenants recorded in Document Book 22, page 76, in the office of the Register of Deeds for Transylvania County.