



**2012000848**

TRANSYLVANIA CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$1.00**

PRESENTED & RECORDED  
02-14-2012 01:58:46 PM

CINDY M OWNBEY  
REGISTER OF DEEDS  
BY: BETH C LANDRETH  
ASSISTANT

**BK: DOC 603**

**PG: 1-3**

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$1.

Return after recording to: Donald E. Jordan

Brief description for the Index: Hulda Holden parcels

This Deed was prepared by: Donald E. Jordan, Attorney at Law

This Deed does not include the principal residence of the Grantors

2/14/12  
*[Signature]*

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This DEED is made this 4<sup>th</sup> day of February, 2012 by and between:

**GRANTOR: SUSAN COOK SMART,**  
joined by her husband, Bobby G. Smart, Jr.  
Grantor's Address: 950 Jolley Road, Chesnee, SC 29323

**GRANTEE: TRANSMOUNTAIN INVESTMENT COMPANY**  
a North Carolina General Partnership  
Grantee's Address: 4 West Main Street, Suite 5, Brevard, NC 28712

The designation Grantor and Grantee in this Deed shall include the parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

The Grantor, for a valuable consideration paid by the Grantee (the receipt of which is acknowledged) grants, bargains, sells and conveys to the Grantee in fee simple, all of the lot or parcel of land located in Dunns Rock Township, Transylvania County, North Carolina, and as is described in the attached Exhibit A. This conveyance is made subject to easements and rights of way of record.

THIS CONVEYANCE IS MADE FOR THE GRANTEE TO HAVE AND TO HOLD the Property and all privileges and appurtenances belonging to the Property in fee simple.

The Grantor covenants with the Grantee that Grantor is one of the children of James J. Cook and Vera P. Cook, who died without wills as residents of Inman, South Carolina in December 1986 and January 1996, respectively, and that James J. Cook was a child and heir of Mazilda Chaney Holden Cook (who died intestate on October 11, 1952 as a resident of Greenville, South Carolina) and that Mazilda Cook was an heir of and daughter of William Pinkney Holden and Hulda Reese Holden, and a granddaughter of Joshua Holden and Sarah Ann Thompson Holden. Grantor makes no representation about the number or identity of other heirs of Mazilda Cook, Hulda Holden or Sarah Ann Holden.

Grantor is signing this Deed as of the date specified above.

Susan Cook Smart  
Susan Cook Smart

Bobby G. Smart, Jr  
Bobby G. Smart, Jr.

162711  
STATE OF SOUTH CAROLINA  
COUNTY OF SPARTANBURG  
TRANSLVANIA

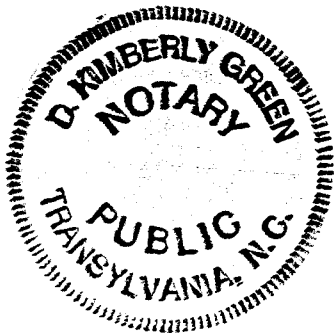
I, D Kimberly Green, a Notary Public of the specified County and State, certify that Susan Cook Smart and Bobby G. Smart, Jr. personally appeared before me this day and acknowledged the voluntary execution of this Deed.

Witness my signature and official stamp or seal, this 13<sup>th</sup> day of February, 2012.

My commission expires: 7/8/12

D Kimberly Green  
Notary Public

[Notary Stamp or Seal Here]



## EXHIBIT A - LEGAL DESCRIPTION

All of the Grantor's undivided interest in and to the following parcels:

### Parcel One:

All of that property conveyed to H. E. Holden (also known as Hulda Holden) by Sarahan Holden (also known as Sarah Ann Holden) in the Deed dated April 25, 1889, and recorded in Deed Book 9, Page 306, Transylvania County Registry, the same parcel conveyed to Hulda Holden by the Deed recorded in Document Book 493, Page 422.

### Parcel Two:

All of that property conveyed to Hulda E. Holden by J.M. Holden and Elizabeth E. Holden in the Deed dated October 24, 1893, and recorded in Deed Book 25, Page 519, Transylvania County Registry.

These parcels are conveyed together with all rights of Grantor in and to the easements and rights of way for roads providing access to the referenced parcels (and for utility installations), the rights of Grantor to any property which has lawfully become appurtenant to the referenced parcels by use or by omission in the surveys used for the Deeds, and the rights of Grantor in any adjoining property titled in Joshua Holden or Sarah Ann Holden (or their heirs), which has not been lawfully conveyed, partitioned, or otherwise acquired by others.

**RESERVING, HOWEVER,** to Grantor, all of her undivided interest in the 0.73 acres shown on the Plat of the Survey of E. Roger Raxter recorded in Plat File 15, Slide 27, in the records of Plats at the Office of the Register of Deeds for Transylvania County.