



2012001340

TRANSYLVANIA CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$268.00

PRESENTED & RECORDED  
03-09-2012 03:01:27 PM

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

BK: DOC 605

PG: 846-848

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ ~~268.00~~

Parcel Identifier No. 8586316129/8586317 Verified by \_\_\_\_\_ County on the 9<sup>th</sup> day of March, 2012  
By: \_\_\_\_\_ *JEM*

Mail/Box to: N. Shelton Jones, 5 Park Place, Brevard, NC 28712

This instrument was prepared by: Brian P. Philips, 30 N. Country Club Road, Brevard, NC 28712

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

THIS DEED made this 4th day of January, 2012 by and between

**GRANTOR**

Karen Rosenbaum, unmarried  
51 Lakeland Drive  
Pisgah Forest, NC 28768

**GRANTEE**

Terry D. Decker and wife,  
Cynthia B. Richardson Decker  
505 East Milbrook Road  
Raleigh, NC 27609

Enter in appropriate block for each Grantor and Grantee: name, mailing 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 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 471 page 825-827.

All or a portion of the property herein conveyed    includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 15 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, 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) \_\_\_\_\_ Print/Type Name: Karen Rosenbaum, \_\_\_\_\_ (SEAL)

By: \_\_\_\_\_ Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_ (SEAL)

By: \_\_\_\_\_ Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_ (SEAL)

By: \_\_\_\_\_ Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_ (SEAL)

State of North Carolina - County or City of Transylvania

I, the undersigned Notary Public of the County or City of Transylvania and State aforesaid, certify that Karen Rosenbaum, unmarried, 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 2nd day of March, 2012.

My Commission Expires: September 3, 2012  
(Affix Seal)

Sue A. Green  
Sue A. Green Notary Public  
Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_  
I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ personally came before me this day and acknowledged that he is the \_\_\_\_\_ of \_\_\_\_\_, a North Carolina or \_\_\_\_\_ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_ Notary Public  
(Affix Seal) Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_  
I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_  
Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_ Notary Public  
(Affix Seal) Notary's Printed or Typed Name

EXHIBIT "A"

TRACT 1:

BEING all of the 0.5793 acres as shown on the Plat recorded in Plat File 12, Slide 805, Records of Plats for Transylvania County, North Carolina.

Together with a Eighteen(18') foot driveway easement as shown on the recorded plat for ingress, egress, regress and utilities.

Subject to and together with recorded Dedication of Public Improvements & Warranty Agreement recorded in Book 471, Page 822, Transylvania County Registry.

TRACT 2:

BEING all of the 0.2970 acres as shown on the Plat recorded in Plat File 12, Slide 805, Records of Plats for Transylvania County, North Carolina.

Subject to an Eighteen (18') foot driveway easement as shown on the recorded plat for the benefit of Tract 1.

Subject to and together with recorded Dedication of Public Improvements & Warranty Agreement recorded in Book 471, Page 822, Transylvania County Registry.

Being all of that property described in a recombination survey by Gene Parker Land Surveys dated January 3, 2012, which combines the above referenced Tract 1 and Tract 2 into Lot 1A, and recorded in Plat File 15, Slide 49, Records of Plats for Transylvania County.