

**2013006352**
 TRANSYLVANIA CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$387.00

PRESENTED & RECORDED:

11-22-2013 11:13:49 AM

CINDY M OWNBEY

REGISTER OF DEEDS

BY: BEVERLY MCJUNKIN
DEPUTY REGISTER OF DEEDS**BK: DOC 677****PG: 373-377**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 387.00

 Parcel Identifier No. _____ Verified by Transylvania County on the 22 day of November, 2013
 By: [Signature]

 Mail/Box to: THE KANIA LAW FIRM, P.A., 600-A Centrepark Drive, Asheville, NC 28805

 This instrument was prepared by: GAYLE E. RAMSEY – No Title Search Performed by Preparer

Brief description for the Index: _____

 THIS DEED made this 19th day of November, 2013, by and between

GRANTOR	GRANTEE
REBECCA JANE NICHOLSON (Unmarried), MARTHA N. McMINN and husband, NATHAN E. McMINN, and MARGARET N. SELLE (Unmarried)	GORDON MARTIN RIEDESEL and wife, PATRICIA A. FAIR
1224 Little Laurel Road Boone, NC 28607	435 Deerpath Lane Pembroke, NH 03275

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:

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

The property hereinabove described was acquired by Grantor by instrument recorded in Document Book 666, page 196.

None of the property herein conveyed includes the primary residence of the Grantor.

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 written.

 (SEAL)
REBECCA JANE NICHOLSON

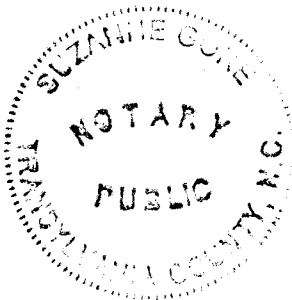
STATE OF NORTH CAROLINA, COUNTY OF TRANSYLVANIA

I, the undersigned Notary Public of the County and State aforesaid, certify that REBECCA JANE NICHOLSON (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 Seal, this the 22nd day of November, 2013.


Suzanne Gore, Notary Public

My commission expires: 10-17-2016



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 written.

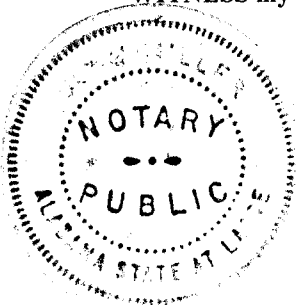
Martina N. McMin (SEAL)
MARTHA N. McMINN

Nathan E. McMin (SEAL)
NATHAN E. McMINN

STATE OF ALABAMA, COUNTY OF Shelby

I, the undersigned Notary Public of the County and State aforesaid, certify that MARTHA N. McMINN and husband, NATHAN E. McMINN, 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 Seal, this the 19th day of November, 2013.



My commission expires: 12-21-2016

John W. Miller
Signature of Notary Public

John W. Miller
Printed or typed name of Notary Public

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 written.

Margaret N. Selle (SEAL)
MARGARET N. SELLE

STATE OF NORTH CAROLINA, COUNTY OF TRANSYLVANIA

I, the undersigned Notary Public of the County and State aforesaid, certify that MARGARET N. SELLE (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 Seal, this the 20th day of November, 2013.

Suzanne Gore

Suzanne Gore, Notary Public

My commission expires: 10-17-2016

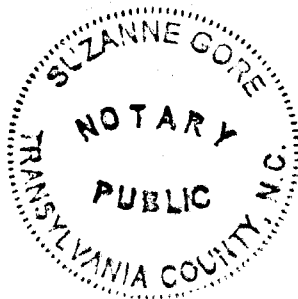


EXHIBIT "A" TO A DEED FROM REBECCA JANE NICHOLSON, ET AL, TO GORDON MARTIN RIEDESEL AND WIFE, PATRICIA A. FAIR

Being all of Tract Two as described in a deed from Rebecca Jane Nicholson, Successor Trustee of the Marie W. Nicholson Living Trust dated July 24, 2000, to Rebecca Jane Nicholson, Martha N. McMinn and Margaret N. Selle, dated August 9, 2013, and recorded in the office of the Register of Deeds for Transylvania County in Document Book 666, page 196, said land being more particularly described in said deed as follows:

BEGINNING on an iron pin in the Northeast margin of Wilson Drive at its intersection with the Eastern edge of East Main Street as extended, and runs thence with the margin of Wilson Drive, S 41° 25' E 133.5 feet to an iron pin; thence N 52° 45' E 105 feet to a stake; thence N 33° 26' W 93.2 feet to an iron pin in the margin of the extension of East Main Street; thence with said margin S 63° 27' W 31.45 feet to an iron pin; thence still with said margin S 83° 8' W 83.9 feet to an iron pin; thence still with said margin S 30° 30' W 21.6 feet to the BEGINNING.

Being as surveyed and platted by P. R. Raxter, RLS, April 18, 1964.

This conveyance is made subject to protective and restrictive covenants of record in Book 153, Page 420.

The authority of Rebecca Jane Nicholson to convey said land in her capacity as Successor Trustee of the Marie W. Nicholson Living Trust dated July 24, 2000, is set out in a Certificate of Trust which is recorded in the office of the Register of Deeds for Transylvania County in Document Book 677, page 366.