


2007006279


 TRANSYLVANIA CO, NC FEE \$20.00
 STATE OF NC REAL ESTATE EXTX
\$1095.00
 PRESENTED & RECORDED:
 08-10-2007 11:30:14 AM
 CINDY M OWNBEY
 REGISTER OF DEEDS
 BY: D REE MCCALL
 DEPUTY REGISTER OF DEEDS
BK:DOC 421
PG:663-665

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 1,095.00

Parcel Identifier No. 8583709875000 Verified by _____ County on the 10 day of August, 2007
 By: _____

Mail/Box to: Donald E. Jordan, 4 West Main Street, Brevard, NC 28712

This instrument was prepared by: Brian P. Philips, 520 Country Club Road, Brevard, NC 28712

Brief description for the Index: _____

THIS DEED made this _____ day of _____, 20____, by and between

GRANTOR	GRANTEE
Lake Norman Custom Builders, Inc.	Charles Goldsmith and Yvonne P. Goldsmith, Husband and Wife

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 _____, Dunns Rock Township, Transylvania County, North Carolina and more particularly described as follows:

The property hereinabove described was acquired by Grantor by instrument recorded in Book 354 page 633-634.

A map showing the above described property is recorded in Plat Book 5 page 28-28H.

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.

Lake Norman Custom Builders, Inc. (Entity Name)
By: [Signature] Title: Vice President
By: Title:
By: Title:

State of North Carolina - County of

I, the undersigned Notary Public of the County and State aforesaid, certify that 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 day of , 20.

My Commission Expires: Notary Public

State of North Carolina - County of Transylvania

I, the undersigned Notary Public of the County and State aforesaid, certify that Charles F. Beatty, Jr. personally came before me this day and acknowledged that he is the Vice President of Lake Norman Custom Builders, Inc. a North Carolina or corporation 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 8th day of August, 2007.

My Commission Expires: September 3, 2007
Notary Public Sue A. Green

State of North Carolina - County of

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

My Commission Expires: Notary Public

The foregoing Certificate(s) of 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.

Register of Deeds for County
By: Deputy/Assistant - Register of Deeds

EXHIBIT "A"

BEING all of Lot 3 of Unit 26, of Connestee Falls Development as shown by Plat thereof, recorded in Plat Book 5, Pages 28-28H, Records of Plats for Transylvania County, North Carolina.

Subject to the privileges and mutual and beneficial restrictions, covenants, equitable servitudes and charges set forth in the Third Restatement of Declaration of Restrictive Covenants for Connestee Falls recorded in Book 421, Page 161, Records of Deeds for Transylvania County, North Carolina and by all subsequent amendments and supplemental declarations thereto appearing of record in the office of the Register of Deeds for Transylvania County.

Subject to a right-of-entry contained in Book 233, Page 346, Transylvania County Registry.

This conveyance is made 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.