

**2017006248**TRANSYLVANIA CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$478.00**

PRESENTED & RECORDED:

11-29-2017 04:30:15 PM

CINDY M OWNBEY

REGISTER OF DEEDS

BY: KARIN SMITH
DEPUTY REGISTER OF DEEDS**BK: DOC 825****PG: 626-628****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 478.00

Parcel Identifier No. 8595-67-4295-000 Verified by _____ County on the 29 day of November, 2017
By: DtmMail/Box to: Ramsey & Pratt, P.A., 35 N. Gaston St., Brevard, NC 28712This instrument was prepared by: Brian P. Philips, P.A., 30 N. Country Club Road, Brevard, NC 28712

Brief description for the Index: _____

THIS DEED made this 9th day of November, 2017, by and between**GRANTOR**Ralph F. Miller and wife,
Lucille M. Miller
681 Logan St.
Mooresville, NC 28115**GRANTEE**Jennifer Lynn Pogue
495 Williamson Creek Road
Pisgah Forest, NC 28768

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, parcel of land or condominium unit situated in the City of _____, Dunns Rock 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 309 page 382.All or a portion of the property herein conveyed X includes or _____ does not include the primary residence of a Grantor.

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, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Ralph F. Miller (SEAL)
 Print/Type Name: Ralph F. Miller

Lucille M. Miller (SEAL)
 Print/Type Name: Lucille M. Miller

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 Ralph F. Miller A. GREEN 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 9th day of November, 20 17.

My Commission Expires September 3, 2022
 (Affix Seal)

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

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 Lucille M. Miller 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 9th day of November, 20 17.

My Commission Expires September 3, 2022
 (Affix Seal)

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

EXHIBIT "A"

BEGINNING at an iron rod on the southwest side of Williamson Creek at the site of the old witnessed corner and running thence with the line of the Brown property (Deed Book 114, Page 268); South 21 deg. 30 min. West (passing an iron pin at 121.41 feet), a total distance of 198.96 feet to an iron pipe near the northeastern margin of Williamson Creek Road; thence North 81 deg. 00 min. West 142.52 feet to a point in Williamson Creek Road which stands South 84 deg. 23 min. 56 sec. East 63.80 feet from the point in the center of the pavement of Williamson Creek Road, which is opposite the center of Timberlane Road; thence (from the point thus located) leaving the road and running North 13 deg. 04 min. 39 sec. East (passing an iron rod at the margin of the right of way of Williamson Creek Road at 31.32 feet) a total distance of 136.73 feet to an iron pin; thence North 41 deg. 59 min. 43 sec. East 59.51 feet to an iron pin; thence North 53 deg. 53 min. 20 sec. East 94.66 feet to an iron pin; thence North 53 deg. 53 min. 20 sec. East 22.09 feet to a point in the center of Williamson Creek; thence with the center of Williamson Creek South 39 deg. 10 min. 19 sec. East 86.93 feet; thence leaving the creek and running with the Brown property South 21 deg. 30 min. West 17.19 feet to the point of BEGINNING. Containing 0.81 acre, more or less and being the portion of the property described in Deed Book 126, Page 137 as surveyed and platted by P. Robert Raxter, Jr., RLS, on July 29, 1988.

This property is conveyed subject to the following restrictions:

This property shall be used for residential purposes only and no commercial enterprise (except for a rental apartment) shall be permitted thereon. No mobile homes shall be placed on this property, nor shall junk cars or other inoperative machinery be allowed on said property. If dogs are kept on this property they shall be kept on a restraint or within a fenced area.

Together with tree trimming and property access rights conveyed in Deed Book 309, Page 382, Transylvania County Registry.