

**2013000348**

TRANSYLVANIA CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED

01-18-2013 03:03:20 PM

CINDY M OWNBEY

REGISTER OF DEEDS

BY: KARIN SMITH
DEPUTY REGISTER OF DEEDS**BK: DOC 641****PG: 423-425***Property***NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: 0.00Parcel Identifier No. _____ Verified by _____ County on the 18 day of January, 2013
By: _____ *DMP*Mail/Box to: C.W. McKellerThis instrument was prepared by: C. W. McKeller

Brief description for the Index: _____

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

GRANTORTerry L. Barham
47 Grandview Avenue
Brevard, NC 28712**GRANTEE**Terry L. Barham and his wife, Joan C. Barham
47 Grandview Avenue
Brevard, NC 28712

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 _____, Little River Township, Transylvania County, North Carolina and more particularly described as follows:

See attached Exhibit A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 58 & 143 page 44 & 76.All or a portion of the property herein conveyed _____ includes or ☒ does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book _____ page _____.

NC Bar Association Form No. 3 © 1976, Revised © 1/1/2010

Printed by Agreement with the NC Bar Association

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.

_____	<u>TERRY L. BARHAM</u> (SEAL)
(Entity Name)	Print/Type Name: <u>TERRY BARHAM</u>
By: _____	<u>Jerry L. Barham</u> (SEAL)
Print/Type Name & Title: _____	Print/Type Name: _____
By: _____	_____ (SEAL)
Print/Type Name & Title: _____	Print/Type Name: _____
By: _____	_____ (SEAL)
Print/Type Name & Title: _____	Print/Type 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 _____
Jerry L. Barham 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 10th day of January, 2013.
 My Commission Expires: 8/25/2016
 (Affix Seal) SARAH M. DUPREE Notary Public
Sarah M. Dupree
 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 I**

Being all of the 0.409 acre parcel and that 0.146 acre parcel together designated tract 1 as surveyed by Clarence A. Jenkins, PLS, on May 30, 2001 and shown on a plat thereof recorded in Plat File 9, Slide 262, Transylvania County Registry.

Tract II

Being all of that 0.491 acre parcel of property designated Tract 14 as surveyed by Clarence A. Jenkins, PLS, on May 30, 2001 and shown on a plat thereof recorded in Plat File 9, Slide 262, Transylvania County Registry.

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.

Tract III

All of the 31.62 acre tract of land described in the Survey recorded in Plat File 10, Slide 11, records of Plats for Transylvania County in the office of the Register of Deeds for Transylvania County North Carolina.

This conveyance is made together with the right to use the roadway as described in the Deeds recorded in Book 3, Page 705, and Book 3, Page 708, subject to the restrictions set forth in those Deeds, and subject to the rights of others to the joint use of the road. This conveyance is also made subject to the right of way for Cascade Lake Road.

Grantors convey and quitclaim to Grantee (but do not warrant title) the strip of property immediately to the north of the 31.62 acres, approximately 50 feet wide, and consisting of the northernmost portion of the property conveyed to Rice in the Deed recorded in Book 101, Page 172. the location for this line is marked by a series of iron rods shown on the Plat recorded in Plat File 6, Slide 372.