

000220

000680

REAL ESTATE EXCISE
TAX PAID: \$ 444.00
DM

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$444.00

Parcel Identifier No. _____ Verified by Transylvania County on the 5 day of March, 2004
By: phw

Mail/Box to: THE NEUMANN LAW FIRM

This instrument was prepared by: GAYLE E. RAMSEY, One North Gaston Street, Brevard, NC 28712

Brief description for the Index: _____

THIS DEED made this 5th day of March, 2004, by and between

GRANTOR

ALAN R. LAIT and wife,
SUSAN KAYE LAIT

GRANTEE

DONALD E. DICKSON and wife,
ANNE W. DICKSON

35 Richmond Road
Stanhope, NJ 07874

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 n/a, Little River 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 Book _____ page _____.

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

000220

000681

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.

Alan R. Lait (SEAL)
ALAN R. LAIT

Susan Kaye Lait (SEAL)
SUSAN KAYE LAIT

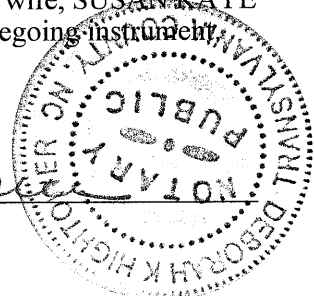
STATE OF NORTH CAROLINA, COUNTY OF TRANSYLVANIA

I, a Notary Public of said State and County, do hereby certify that ALAN R. LAIT and wife, SUSAN KAYE LAIT, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Notarial Seal, this the 5th day of March, 2004.

Deborah K Hightower
Notary Public

My commission expires: 07.28.2006



STATE OF NORTH CAROLINA, COUNTY OF TRANSYLVANIA

The foregoing certificate of Deborah K Hightower, Notary Public, is certified to be correct. This instrument was presented for registration and recorded in this office in Document Book 220, page 680.

This 5 day of March, 2004, at 1:40 o'clock P.M.

Cindy M Ounbey
Register of Deeds

By: Beth C Sales, Asst.
Deputy Register of Deeds

000682

000220

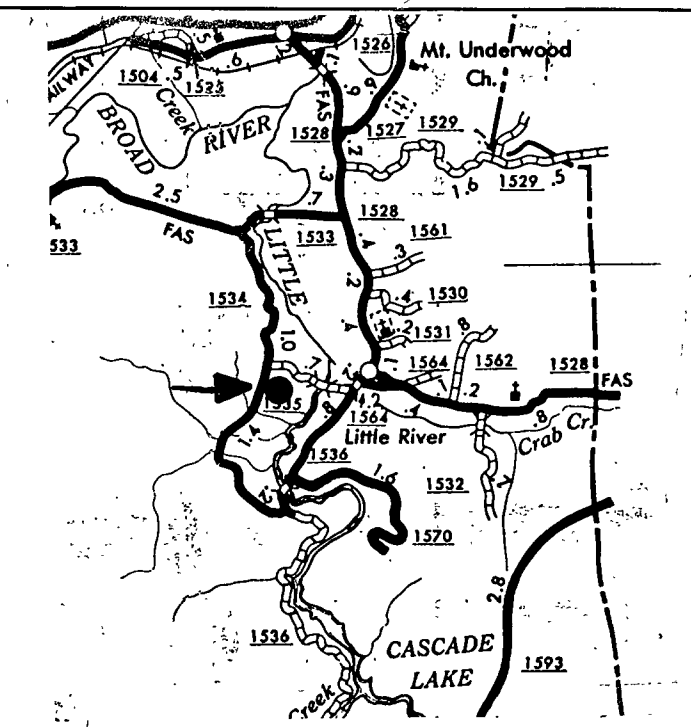
EXHIBIT "A" TO A DEED FROM LAIT TO DICKSON

Being all of Lot 9 of Quail Ridge Subdivision as shown on a plat thereof recorded in Plat File 3, Slide 280, Records of Plats for Transylvania County in the office of the Register of Deeds for Transylvania County.

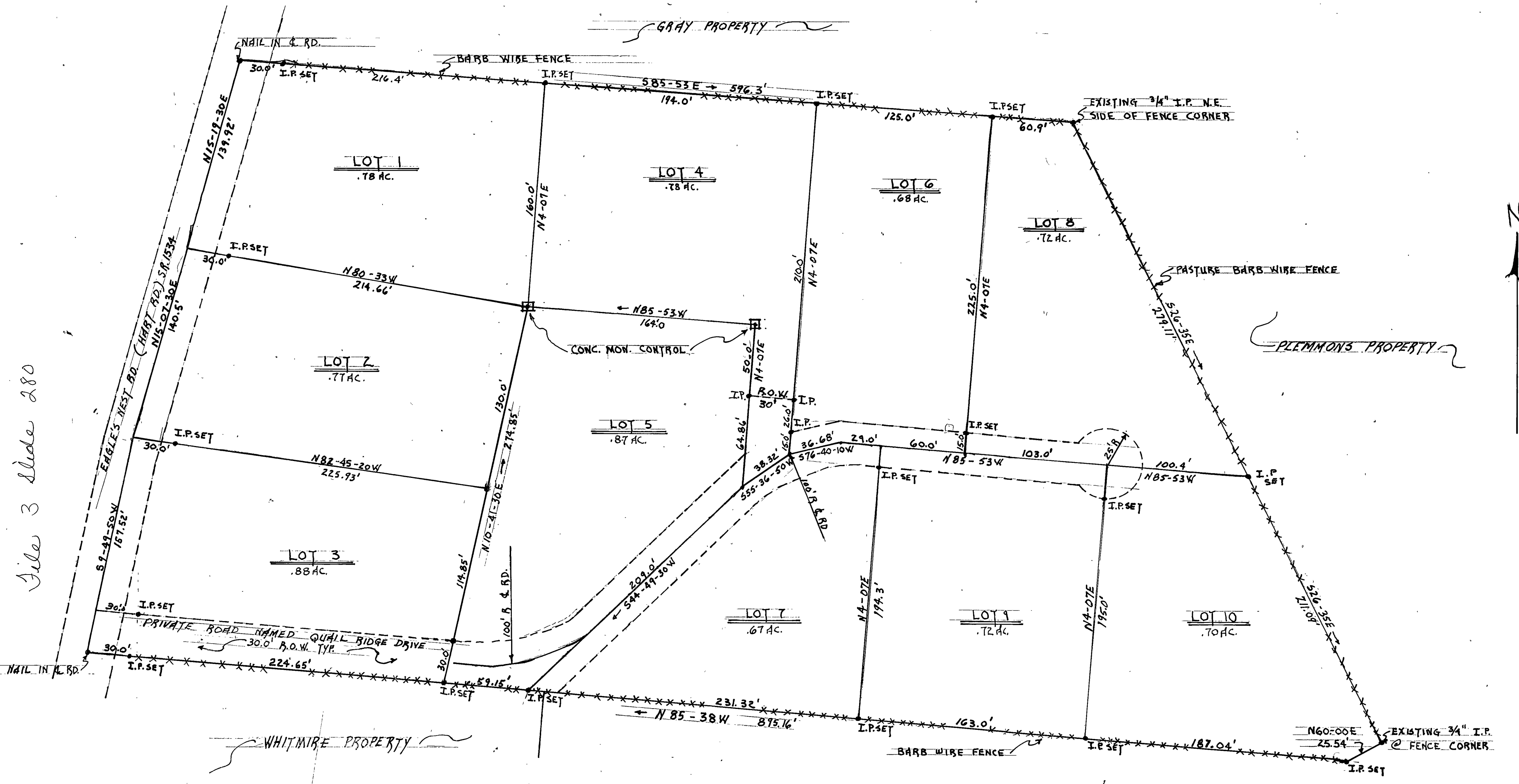
There is also conveyed hereby and herewith a right of way to N.C.S.R. 1534 over and along Quail Ridge Road, said right of way to be for travel of all kinds, on foot and with all types of vehicles, with the right of ingress, egress and regress over and along the same in common with all others entitled to the use thereof.

This conveyance is made subject to restrictive and protective covenants and easements appearing of record in Book 311, page 738, Records of Deeds for Transylvania County, as amended by an amendment thereto recorded in Book 379, page 730, Records of Deeds for Transylvania County.

Being all of the same land described in a deed from Richard Allan Pack and wife, Kimberly B. Pack, to Alan R. Lait and wife, Susan Kaye Lait, dated June 30, 1998, and recorded in Book 433, page 774, Records of Deeds for Transylvania County.



VICINITY MAP N/S



File 3 Slide 280

NOTE:
I.P. SET 30.0' FROM C. OF SR1534 FOR R.O.W. QUAIL RIDGE SIDE ONLY.
QUAIL RIDGE DRIVE IS A PRIVATE ROAD!

BEING THE GREATER PORTION OF A TRACT DESCRIBED IN A DEED RECORDED AT DEED BOOK 287, PAGE 418, TRANSYLVANIA COUNTY REGISTRY.

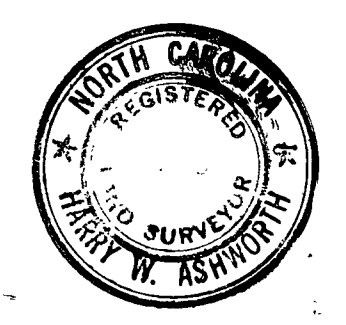
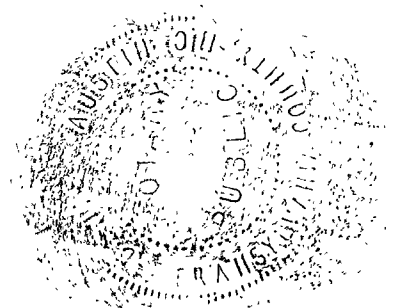
STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA
I, Denise Austin, a Notary Public in and for the County of Transylvania, State of North Carolina, do hereby certify that Harry W. Ashworth in the State of North Carolina, appeared before this day and acknowledged the due execution of the foregoing instrument.
This the 4th day of Oct, 1988
Denise Austin
Notary Public
My Commission Expires May 30, 1993

Harry W. Ashworth, R.L.S., certify that this map was drawn from an actual field survey under my direct supervision and that the ratio of closure is 1 in 5000, and that this map conforms to G.S. 47-30 AS AMENDED. Witness my hand and seal this 4 day of Oct 1988
Harry W. Ashworth
L-706

PLAT OF PROPERTY FOR J.M. OWEN
QUAIL RIDGE
SUBDIVISION
LITTLE RIVER TOWNSHIP
TRANSYLVANIA COUNTY, N.C.
SURVEYOR: H.W. ASHWORTH NC BLS #L706
OCT. 3, 1988 SCALE: 1"=50'



I, JILL SCROGGS, certify that the plat or plan shown hereon complies with the Pre-Development Review Ordinance of Transylvania County.
Jill Scroggs
Date 10-31-88



STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA
The foregoing certification of Denise Austin, a Notary Public in and for the State and County is certified to be correct. This 22 day of Nov 1988 - 8:30 AM
Fred H. Israel
Registrar of Deeds
Filed for registration on the 22 day of NOV and recorded in cabinet 3 at slide 280
Fred H. Israel
Registrar of Deeds