


2008003439


 TRANSYLVANIA CO, NC FEE \$20.00
 STATE OF NC REAL ESTATE EXT
\$41.00
 PRESENTED & RECORDED:
 06-05-2008 09:47:08 AM
 CINDY M OWNBEY
 REGISTER OF DEEDS
 BY: D REE MCCALL
 DEPUTY REGISTER OF DEEDS
BK: DOC 461
PG: 187-189

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 41.00

Parcel Identifier No. _____ Verified by Am County on the 5 day of June, 2008

By: _____

Mail/Box to:

Shelton Jones, Attorney

This instrument was prepared by:

Shelton Jones, Attorney, Straus Park, 5 Park Place, Brevard, NC 28712

Brief description for the Index: **Lot 7, Section 3, Indian Lake Estates**

THIS DEED made this 4th day of June, 2008, by and between

GRANTOR	GRANTEE
<p> JACK REID AUSTIN, JR an unmarried person, AND FLETCHER ROYCE HOBBS, III an unmarried person, Joint Tenants with Right of Survivorship </p>	<p> LYNDON R. COGGINS AND JULIE D. COGGINS, husband and wife PO Box 1992 Cashiers, NC 28717 </p>

Enter in appropriate block for each party: name, 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 _____, Hogback Township, Transylvania County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and made a part hereof by reference.

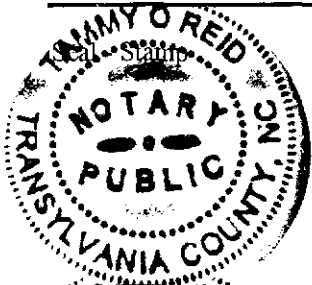
The property hereinabove described was acquired by Grantor by instrument recorded in **Book 365, Page 774.**

A map showing the above described property is recorded in **Plat Book 5, Page 45.**

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 fee 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.

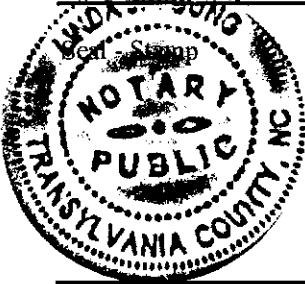
(Entity Name) JACK REID AUSTIN, JR (SEAL)
By: Fletcher Royce Hobbs, III (SEAL)
Title: FLETCHER ROYCE HOBBS, III
By: (SEAL)
Title:
By: (SEAL)
Title:



State of North Carolina – County of Transylvania

I, the undersigned Notary Public of the County and State aforesaid, certify that Jack Reid Austin, Jr. 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 5th day of June, 2008.

My Commission Expires: 2-21-2010 Tammy O. Reid Notary Public



State of North Carolina – County of Transylvania

I, the undersigned Notary Public of the County and State aforesaid, certify that Fletcher Royce Hobbs, III 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 4th day of June, 2008.

My Commission Expires: 9-21-10 Linda J. Young Notary Public

Seal - Stamp

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

**EXHIBIT "A" TO A DEED FROM JACK REID AUSTIN, JR. AND FLETCHER ROYCE HOBBS, III,
TO LYNDON R. COGGINS AND JULIE D. COGGINS**

Being all of Lot No. 7 of Section Three of Indian Lake Estates Subdivision of property of Indian Lake Company as shown by a plat thereof recorded in Plat Book 5, Page 45, Records of Plats for Transylvania County in the office of the Register of Deeds for Transylvania County, North Carolina.

This conveyance is made subject to restrictive and protective covenants and easements appearing of record in Book 199, Page 705, amended in Book 200, Page 683 and in Book 26, Page 2, Records of Deeds for Transylvania County.