

2009006997



TRANSLYVANIA CO, NC FEE \$25.00  
STATE OF NC REAL ESTATE EXT

\$423.00

PRESENTED & RECORDED:

12-15-2009 02:01:33 PM

CINDY M OWNBEY  
REGISTER OF DEEDS

BY: KARIN SMITH  
DEPUTY REGISTER OF DEEDS

BK: DOC 522

PG: 630-632

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: <sup>423.00</sup>~~424.00~~

Return after recording to: Shelton Jones

Brief description for the Index: Lot 45, Blk.6, Sec. 2, Pisgah Heights

This Deed was prepared by: Donald E. Jordan, Attorney at Law

*12-15-09 gm*

This DEED is made this 2nd day of December, 2009, by and between:

GRANTOR: **JAMES F. FURR and  
ANNETTE FURR,  
Husband and Wife**

GRANTEE: **MARGARET A. STONE, MELVIN GLENN STONE, and  
EMMA MIRIAM STONE, as tenants in common**

Grantee's Address: 98 Hawthorne Drive  
Brevard, NC 28712

The designation Grantor and Grantee in this Deed shall include the parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

The Grantor, for a valuable consideration paid by the Grantee (the receipt of which is acknowledged) grants, bargains, sells and conveys to the Grantee in fee simple, all of the lot or parcel of land located in Brevard Township, Transylvania County, North Carolina, described in the attached Exhibit A. This is all of the property acquired by Grantor by Deed recorded in Book 144, Page 189, Transylvania County Registry. This conveyance is made subject to easements and rights of way of record, to any covenants of record, and to real property taxes for the current year.

THIS CONVEYANCE IS MADE FOR THE GRANTEE TO HAVE AND TO HOLD the Property and all privileges and appurtenances belonging to the Property in fee simple.

The Grantor covenants with the Grantee that Grantor is seized of the Property 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, subject only to the stated exceptions.

Grantor is signing this Deed as of the date specified above.

James F. Furr  
James F. Furr

Annette V. Furr  
Annette Furr

STATE OF NORTH CAROLINA  
COUNTY OF Alamance

I, Diane W. Kroeze, a Notary Public of the specified County and State, certify that James F. Furr and Annette Furr personally appeared before me this day and acknowledged the voluntary execution of this Deed.

Witness my signature and official stamp or seal, this 4 day of December, 2009.

My commission expires: March 24, 2012

Diane W. Kroeze  
Notary Public Diane W. Kroeze

Diane W. Kroeze  
Notary Public  
Alamance County  
North Carolina

EXHIBIT "A"

All of that certain piece, parcel or lot of land situate, lying and being in Brevard Township, Transylvania County, North Carolina, and more particularly described according to a plat thereof prepared by T. N. Davis, RLS, on November 26, 1957, copies of which said plat are on file with Lawyers Title Insurance Corporation of Richmond, Virginia, and Brevard Federal Savings and Loan Association of Brevard, North Carolina, and more particularly described as follows, to-wit:

BEGINNING at a stake in the easterly margin of Hawthorne Drive, northwest corner of Lot No. 44, and runs thence along the margin of Hawthorne Drive, N 37 deg. 29 min. E 100 feet to a stake; thence along the line of Lot No. 46, S 52 deg. 31 min. E 162.5 feet to a stake; thence S 38 deg. 55 min. W 100 feet to a stake; thence N 52 deg. 31 min. W 160 feet to the BEGINNING. Being all of Lot No. 45, Block 6, Section 2, of Pisgah Heights Subdivision, plat of which said subdivision is on file in Plat Book 2, page 66, Records of Plats for Transylvania County.

Being the same property described in deed from Robert F. Colwell and wife, Sonya K. Colwell, to James P. Cunningham and wife, Evelyn V. Cunningham, dated January 20, 1958, and recorded in Book 120, page 225, Records of Deeds for Transylvania County.

It is understood and agreed that this property is conveyed subject to those Protective and Restrictive Covenants set out in that certain agreement by Pisgah Heights Corporation, dated October 3, 1952, and recorded in Book 104, page 520, Records of Deeds for Transylvania County.