

Filed for registration on the 25 day of Nov. 20 03 at 4:10 o'clock P.m. and registered and verified on the 25 day of Nov 20 03 in book no. 206 of page 248
Cindy M. Dumbley
Register of Deeds, Transylvania County

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$0.00

Parcel Identifier No. _____ Verified by _____ County on the 25 day of Nov, 2003
By: _____

Mail/Box to: Ramsey, Hill, Smart, Ramsey & Pratt, P.A., 1 North Gaston Street, Brevard, NC 28712

This instrument was prepared by: GAYLE E. RAMSEY

Brief description for the Index: _____

THIS DEED made this 19th day of November, 2003, by and between

GRANTOR	GRANTEE
DAVID A. BROWN and wife, MARGO P. BROWN	DAVID A. BROWN and wife, MARGO P. BROWN

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, Eastatoe 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 _____.

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.

David A. Brown (SEAL)
DAVID A. BROWN

Margo P. Brown (SEAL)
MARGO P. BROWN

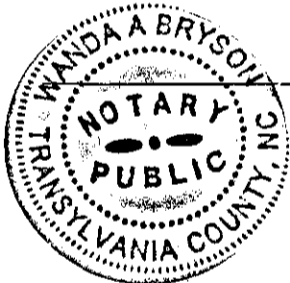
State of North Carolina - County of Transylvania

I, the undersigned Notary Public of the County and State aforesaid, certify that DAVID A. BROWN and wife, MARGO P. BROWN, 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 25th day of November, 2003.

My Commission Expires: 9-29-08

Wanda A. Bryson
Notary Public



The foregoing Certificate(s) of Wanda A. Bryson is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

Cindy M. Dunkley Register of Deeds for Transylvania County
By: _____ Deputy/Assistant - Register of Deeds

EXHIBIT "A" TO A DEED FROM BROWN TO BROWN

BEGINNING at an existing iron pipe designated as a control corner which is located in the easternmost corner of Lot 55-R of Section Four of Big Hill Acreage Homesteads as shown on a plat thereof recorded in Plat File 8, Slide 903, Records of Plats for Transylvania County, said iron pipe also being located in the northernmost corner of Lot 32-R as shown on said plat, and in the southernmost corner of Lot 54 as shown on a plat thereof recorded in Plat File 8, Slide 768, Records of Plats for Transylvania County, and runs thence from the BEGINNING along the dividing lines between Lots 55-R and 32-R, South 42 deg. 26 min. 00 sec. West 422.64 feet to an existing iron stake located in the southernmost corner of Lot 55-R and in the westernmost corner of Lot 32-R, said existing iron stake also being located in the northern property line of Lot 31-R; thence leaving the dividing line between Lots 55-R and 32-R and along the dividing line between Lots 55-R and 31-R, North 63 deg. 10 min. 47 sec. West 264.25 feet to an existing iron stake located in the northernmost corner of Lot 31-R; thence leaving the dividing line between Lots 55-R and 31-R, North 11 deg. 23 min. 18 sec. East 385.02 feet to an unmarked point in the center of the 60 foot wide right-of-way of Big Branch Road; thence along the center of the right-of-way of said road the following calls: North 65 deg. 53 min. 55 sec. East 98.47 feet; North 65 deg. 53 min. 55 sec. East 45.39 feet; along a curve to the left having a radius of 140.82 feet, a chord bearing and distance of North 42 deg. 13 min. 16 sec. East 113.10 feet, and an arc distance of 116.39 feet; North 18 deg. 32 min. 37 sec. East 75.86 feet; along a curve to the right having a radius of 90.00 feet, a chord bearing and distance of North 59 deg. 25 min. 23 sec. East 117.80 feet, and an arc distance of 128.42 feet; along a curve to the right having a radius of 320.00 feet, a chord bearing and distance of South 70 deg. 26 min. 58 sec. East 102.85 feet, and an arc distance of 103.30 feet; South 61 deg. 12 min. 06 sec. East 133.20 feet; along a curve to the left having a radius of 50.71 feet, a chord bearing and distance of North 83 deg. 17 min. 32 sec. East 58.90 feet, and an arc distance of 62.84 feet; thence leaving the center of said road, South 61 deg. 23 min. 14 sec. East 148.32 feet to an iron pipe designated as a control corner set in the northeast corner of Lot 54 as shown on the plat recorded in Plat File 8, Slide 768, hereinabove referred to; thence along the eastern property line of said lot, South 44 deg. 30 min. 16 sec. West 394.83 feet to the BEGINNING.

Being all of former Lot 55-R of Section Four of Big Hill Acreage Homesteads as shown on a plat thereof recorded in Plat File 8, Slide 903, Records of Plats for Transylvania County, and all of former Lot 54 of Section Four of Big Hill Acreage Homesteads as shown on a plat thereof recorded in Plat File 8, Slide 768, Records of Plats for Transylvania County, which are hereby combined into a single lot which shall hereafter be known as Lot 55-R (Revised) of Section Four of Big Hill Acreage Homesteads.

Being all of the same land described in the following two deeds: 1) Deed from Robin Hood, Inc., to David A. Brown and wife, Margo P. Brown, dated September 18, 2000, and recorded in the office of the Register of Deeds for Transylvania County in Document Book 27, page 577; and 2) Deed from Robin Hood, Inc., to David A. Brown and wife, Margo P. Brown, dated June 2, 2000, and recorded in the office of the Register of Deeds for Transylvania County in Document Book 16, page 567.

Together with an undivided 3/5 interest in Parcel B as shown on a plat thereof recorded in Plat File 9, Slide 224, Records of Plats for Transylvania County, and the water lines which connect the well which is located on Parcel B with the lots which are served by said well as more particularly described in a deed recorded in the office of the Register of Deeds for Transylvania in Document Book 144, page 803, and all rights and rights-of-way either set out in or referred to in the deeds recorded in Document Book 27, page 577, Document Book 16, page 567, and Document Book 144, page 803, hereinabove referred to and subject to all restrictions and obligations imposed in said deeds on the owners of the two lots which comprise the lot now known as Lot 55-R (Revised) of Section Four of Big Hill Acreage Homesteads.

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REAL ESTATE EXCISE
TAX PAID: \$19.00 cmo

Filed for registration on the 4 day of Feb.
2002 at 12:50 o'clock p. m. and registered and
verified on the 4 day of Feb, 2003
in book no: 144 of page 450
Andy M. Ownbey
Register of Deeds, Transylvania County

By: D. R. McCall
Deputy

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$69.00

Parcel Identifier No. _____ Verified by Transylvania County on the 4th day of February 2003
By: _____

Mail/Box to: RAMSEY, HILL, SMART, RAMSEY & PRATT, P.A., 1 N. Gaston St., Brevard, NC 28712

This instrument was prepared by: GAYLE E. RAMSEY

Brief description for the Index: _____

THIS DEED made this 24 day of January, 2003, by and between

GRANTOR	GRANTEE
ROBIN HOOD, INC.	DAVID A. BROWN and wife, MARGO P. BROWN
	940 Penny Drive Titusville, FL 32780-7126

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, Eastatoe 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 _____.

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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.



ROBIN HOOD, INC.

By: Arthur M. Dehon, Jr.
Arthur M. Dehon, Jr., President

STATE OF FLORIDA, County of Martin

I, the undersigned Notary Public of the County and State aforesaid, certify that Arthur M. Dehon, Jr., personally came before me this day and acknowledged that he is the President of ROBIN HOOD, INC., a North Carolina corporation, 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 28 day of JAN., 2003.

Barbara Jean Baese
Notary Public

My commission expires: 3/30/04

BARBARA JEAN BAESE
Notary Public, State of Florida
My comm. exp Mar 30, 2004
Comm. No CC923722

The foregoing Certificate(s) of Barbara Jean Baese is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By: Cindy M. Ownbey Register of Deeds for Transylvania County
D. R. McCain Deputy Assistant - Register of Deeds

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EXHIBIT "A" TO A DEED FROM ROBIN HOOD, INC., TO BROWN

Being all of Lot 31-R of Section Four of Big Hill Acreage Homesteads as shown on a plat thereof recorded in Plat File 8, Slide 659, Records of Plats for Transylvania County in the office of the Register of Deeds for Transylvania County.

This conveyance is made subject to the following: (1) a 25 foot wide driveway and utility line easement described in a deed from Robin Hood, Inc., to David A. Brown and wife, Margo P. Brown, dated September 18, 2000, and recorded in the office of the Register of Deeds for Transylvania County in Document Book 27, page 577, said easement being depicted as a 25 foot driveway easement on the recorded plat hereinabove referred to, (2) a 30 foot wide utility easement shown on said plat, (3) all road rights of way which may currently appear of record, (4) the rights of way of all utility lines which may currently traverse the property, (5) all rights of way for utility lines which may currently appear of record, and (6) the Declaration of Restrictive Covenants of Big Hill Acreage Homesteads recorded in Book 433, page 487, Records of Deeds for Transylvania County.

For the purposes of the Declaration of Restrictive Covenants of Big Hill Acreage Homesteads recorded in Book 433, page 487, hereinabove referred to, this deed shall also be deemed to constitute a supplemental declaration which submits the lot hereinabove described to the terms and conditions of said declaration and to designate the permissible use of the lot hereinabove described as single family residential.

Together with a right of way for foot and vehicular traffic to Big Hill Road over and along the 25 foot wide driveway easement shown on the recorded plat hereinabove referred to which extends across the tank site shown on said plat and a right of way for foot and vehicular traffic to the public road over and along Big Hill Road, Big Branch Road and all other subdivision roads which may currently connect the lot hereinabove described with the public road.

It is understood and agreed that the Grantor has constructed a water system and made water available on the lot hereinabove described but that the Grantee may have to purchase and maintain a pump and pressure tank at the Grantee's dwelling in order to maintain the water pressure at the Grantee's house deemed adequate by the Grantee and that the Grantee shall be obligated to pay \$5.00 per month as a water availability fee, subject to adjustment based on maintenance costs, regardless of whether or not the Grantee actually uses water from such water system.

It is further understood and agreed that at such time as the Grantee begins to use water from said water system the Grantee shall pay the same fees which are assessed by the Grantor against the other users of said water system for the cost of operating, repairing and maintaining such water system with such assessments to be levied as special assessments and collected in the manner provided for in Article XV of the Declaration of Restrictive Covenants hereinabove referred to.