

000432 223

3973 TRANSYLVANIA COUNTY  
May 22 1998 \$124.00



Real Estate  
Excise Tax

Excise Tax \$124.00

Filed for registration on the 22 day of May  
1998 at 10:30 o'clock A. M. and registered and  
verified on the 22 day of May 1998  
in Book No: 432 of page 223

Register of Deeds, Transylvania County

*By: Vicki McCall  
Deputy*

Recording Time, Book and Page

Tax Lot No. \_\_\_\_\_ Parcel Identifier No. \_\_\_\_\_  
Verified by \_\_\_\_\_ County on the 22<sup>nd</sup> day of May, 19 98  
by \_\_\_\_\_

Mail after recording to Susan L. Fosmire  
P.O. Box 789, Brevard, NC 28712

This instrument was prepared by Susan L. Fosmire

Brief description for the Index 325 Whitmire Street

### NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 22nd day of May, 19 98, by and between

GRANTOR

GRANTEE

RUSSELL E. KNIGHTS and wife,  
NANCY J. KNIGHTS

LAURA K. MINERD, unmarried

325 Whitmire Street  
Brevard, NC 28712

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 \_\_\_\_\_, Brevard Township,

\_\_\_\_\_ County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A" INCORPORATED FULLY HEREIN BY REFERENCE.

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The property hereinabove described was acquired by Grantor by instrument recorded in .....  
Deed Book 393, Page 253

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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

..... (Corporate Name) ..... (SEAL)

By: ..... (SEAL)  
..... President

ATTEST: ..... (SEAL)

..... Secretary (Corporate Seal) ..... (SEAL)

USE BLACK INK ONLY

NORTH CAROLINA, Transylvania County.

I, a Notary Public of the County and State aforesaid, certify that Russell E. Knights and Nancy J. Knights Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 22<sup>nd</sup> day of May, 1998.

My commission expires: 9-22-98 Elizabeth C Sales Notary Public



SEAL-STAMP

NORTH CAROLINA, ..... County.

I, a Notary Public of the County and State aforesaid, certify that ..... personally came before me this day and acknowledged that ..... he is ..... Secretary of ..... a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by ..... as its Secretary. Witness my hand and official stamp or seal, this ..... day of ....., 19.....

My commission expires: ..... Notary Public

The foregoing Certificate(s) of Elizabeth C Sales

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.

Wylie J. Edward  
Wylie L. McCall REGISTER OF DEEDS FOR Transylvania COUNTY  
By ..... Deputy/Assistant - Register of Deeds

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EXHIBIT "A"

BEGINNING at a 1/2 inch rebar iron pipe found 4 inches from the back of the sidewalk on the south side of Whitmire Street and in the northwest corner of property now or formerly owned by Rebecca S. Macfie (Deed Book 183, Page 118, Transylvania County registry) and running along with the western line of Macfie, South 16 deg. 30 min. 00 sec. West 141.50 feet to an iron pipe set with a plastic cap in the center of a ditch and in the northeast corner of property now or formerly owned by Rastus and Lucy Smith (Deed Book 88, Page 103); thence, along and with the northern lines of Smith and Mary Jo Tolbert (Deed Book 278, Page 452), North 68 deg. 37 min. 25 sec. West 106.30 feet to an iron pipe set with a plastic cap located North 36 deg. 16 min. 53 sec. West 4.67 feet from the center of the head wall over a 24 inch culvert, the same also being in the northwest corner of Tolbert and in the northeast corner of property now or formerly owned by Brevard Properties (Deed Book 309, Page 201); thence, along with the eastern line of property now or formerly owned by Martha Ann Caldwell (Deed Book 357, Page 81), North 16 deg. 20 min. 00 sec. East 132.00 feet to a 1/2 inch x 1/2 inch iron pipe located 2 inches from the back side of the sidewalk and also located South 70 deg. 01 min. 29 sec. East 293.97 feet from a survey spike set at the point of intersection of Whitmire Street and Railroad Avenue; thence, along and with the southern margin of the 5 foot concrete sidewalk located on the south side of Whitmire Street, South 73 deg. 45 min. 00 sec. East 106.30 feet to the point of BEGINNING and containing .333 acres, more or less, and pursuant to an unrecorded plat of survey by Robert E. Parker, RLS, dated August 25, 1995 (Drawing No. 95063-B1).

Being all of that property as described in Deed Book 139, Page 193, Transylvania County Registry.

Subject to terms and provisions of that certain Agreement with Josephine Curto dated September 20, 1967 in Deed Book 174, Page 261, Transylvania County Registry, respecting the establishment of a boundary line between the properties of the parties as "along a fence which begins in the south margin of West Whitmire Street and runs in a generally southern direction between the properties hereto."

Subject to that certain right of way conveyance to Ida Mae Gaddy recorded on September 15, 1980, in Deed Book 243, Page 583, Transylvania County Registry.

TOGETHER WITH and subject to all rights of way, easements and restrictions appurtenant to the Grantors.