



2015002614

TRANSYLVANIA CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$560.00

PRESENTED & RECORDED
06-09-2015 01:16:05 PM

CINDY M OWNBEY
REGISTER OF DEEDS

BY: BEVERLY MCJUNKIN
DEPUTY REGISTER OF DEEDS

BK: DOC 728

PG: 168-171

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$560 Return after recording to: Donald E. Jordan
Brief description for the Index: Lot E9, Sherwood Forest
This Deed was prepared by: Donald E. Jordan, Attorney at Law
This property does not include the primary residence of Grantor

6/9/15
CGL

This DEED is made this 6th day of April, 2015, by and between:

**GRANTOR: JENNIFER UPDIKE TOTH, Successor Trustee of the
GEORGE G. UPDIKE REVOCABLE TRUST, dated April 5, 1995
(See attached Exhibit B for Trustee's certification)**
Grantor's Address: 1700 17th Street NW, Apt. 405, Washington, DC 20009

**GRANTEE: SARA M. STUBBS and
JEREMY G. STUBBS,
Wife and Husband**
Grantee's Address: 32 Grouse Lane, Brevard, NC 28172

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 Dunns Rock Township, Transylvania County, North Carolina, and as is described in the attached Exhibit A. This is all of the same property acquired by Grantor by Deed recorded in Deed Book 388, Page 533, 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.

Jennifer Updike Toth
Jennifer Updike Toth, Successor Trustee of the
George G. Updike Revocable Trust uad 4/5/1995

STATE/DISTRICT OF Columbia
COUNTY OF Washington D.C.

I, Michael Law, a Notary Public of the specified County and State/District, certify that Jennifer Updike Toth, as Successor Trustee of the George G. Updike Revocable Trust dated April 5, 1995, personally appeared before me this day and acknowledged the voluntary execution of this Deed.

Witness my signature and official stamp or seal, this 6th day of April, 2015.

My commission expires: 4/30/19

[Signature]
Notary Public

Notary Stamp or Seal here:

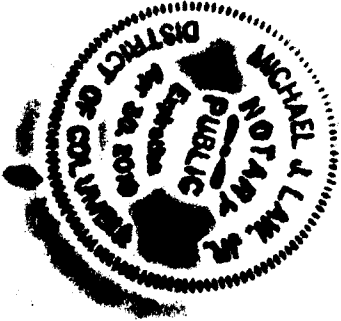


EXHIBIT "A"

BEGINNING at a stake located in the dividing line between Lots E8 and E9 of Sherwood Forest Subdivision of a portion of the property of Robin Hood, Inc., said stake also being located in the center of Grouse Lane at a point located North 74 deg. 51 min. West 73.00 feet from the point of intersection of the center of said lane with the center of Oriole Road, and runs thence from said point of beginning along the center of Grouse Lane, North 74 deg. 51 min. West 118.97 feet to a point in the center of said lane located in the dividing line between Lots E9 and E11; thence leaving said lane and along said dividing line the following two calls: North 21 deg. 15 min. West 42.00 feet to a stake and North 21 deg. 15 min. West 203.88 feet to a stake; thence leaving said dividing line, North 89 deg. 04 min. East 138.79 feet to a stake located in the dividing line between Lots E8 and E9; thence along said dividing line the following two calls: South 13 deg. 58 min. East 232.31 feet to a stake and South 13 deg. 58 min. East 38.00 feet to the BEGINNING. Being all of Lot E9 of Section E of Sherwood Forest Subdivision of a portion of the property of Robin Hood, Inc. as shown on an unrecorded plat prepared by P. R. Raxter, RLS, dated June, 1972, April, 1974, and February, 1974.

There is also conveyed hereby and herewith a right-of-way to the public road over and along Grouse Lane, Oriole Road and all roads located in Sherwood Forest Subdivision which connect the land hereinabove described with the public road, said right-of-way to be for travel of all kinds, on foot and with all types of vehicles other than motorcycles, mopeds and all other vehicles prohibited under the terms of the covenants attached hereto as Exhibit "B" which shall not be allowed on said roads at any time, with the right of ingress, egress and regress over and along the same in common with all others entitled to the use thereof subject, however, to the obligation to pay to the Sherwood Forest Homeowners Association, its successors and assigns, a pro-rata share of the annual costs of maintaining and repairing said roads.

There is also conveyed hereby and herewith the right to obtain water from a water system operated by Sherwood Forest Utility, Inc. subject, however, to the obligation to pay a reasonable fee for the services rendered by Sherwood Forest Utility, Inc. in establishing, maintaining, and repairing water lines and any well or wells which supply said water.

This conveyance is made subject to the restriction that no well shall be drilled on the lot hereinabove described and no water system used to supply water to said lot other than a water system operated by Sherwood Forest Utility, Inc., to the restriction that no above ground fuel or storage tanks be placed on the property, to all restrictions, reservations and conditions of record including the restrictions, limitations and covenants which are set out on the page which is attached hereto, designated as Exhibit "B" and incorporated herein by reference, to restrictive and protective covenants and easements appearing of record in Book 220, page 183, Records of Deeds for Transylvania County, North Carolina, and all amendments and supplemental declarations thereto, and to the obligation to belong to Sherwood Forest Homeowners Association and to abide by the provisions of its Articles of Incorporation as recorded in Corporation Book 5, page 234, in the office of the Register of Deeds for Transylvania County, North Carolina, and all amendments thereto and to the bylaws of said association and all amendments thereto. This conveyance is also made subject to the right-of-way of Grouse Lane which extends 30 feet on each side of the centerline thereof, to all rights-of-way for public utilities appearing of record and to the rights-of-way of any utility lines which may presently traverse the property.

EXHIBIT B

Pursuant to NCGS §36C-10-1013 and related Trust laws, Grantor makes the following certifications with respect to the George G. Updike Revocable Trust dated April 5, 1995:

1. The Trust has not been revoked or modified in any way which would make these certifications incorrect, and it remains in full force and effect.
2. George G. Updike was the Settlor of the Trust. The Trust can be amended or revoked at any time by the Settlor.
3. George G. Updike and Consance P. Updike were the initial Trustees of the Trust. They have both resigned as Trustees, and Jennifer Updike Toth is appointed and is serving as sole Successor Trustee.
4. The Trust provides the Trustee with the power to sell and convey the real property conveyed by this Deed.
5. The taxpayer identification number for the Trust will be made available to appropriate parties upon request.

Jennifer Updike Toth
 Jennifer Updike Toth, Trustee of the
 George G. Updike Revocable Trust
 u/a/d April 5, 1995

STATE/DISTRICT OF Columbia
 COUNTY OF Washington DC

I, Michael Law a Notary Public of the specified County and State/District, certify that Jennifer Updike Toth, as Successor Trustee of the George G. Updike Revocable Trust dated April 5, 1995, personally appeared before me this day and, after being duly sworn, swore or affirmed that the contents of the foregoing are true and correct.

Witness my hand and official stamp or seal, this 6th day of April, 2015

My commission expires: 4/30/19

[Signature]
 Notary Public

