


2006002347


 TRANSYLVANIA CO, NC FEE \$20.00
 STATE OF NC REAL ESTATE EXT
\$444.00
 PRESENTED & RECORDED:
 03-17-2006 03:45:58 PM
 CINDY M OWNBEY
 REGISTER OF DEEDS
 BY: BETH C SALES
 ASSISTANT
BK:DOC 339
PG:315-317

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 444.00

Parcel Identifier No. 8540036892000 Verified by _____ County on the 17 day of March, 2006
By: phw

Mail/Box to: Brian P. Philips, P.A., 520 Country Club Road, P.O. Box 432, Brevard, NC 28712

This instrument was prepared by: Brian P. Philips, P.A., 520 Country Club Road, P.O. Box 432, Brevard, NC 28712

Brief description for the Index: _____

THIS DEED made this 17th day of March, 2006, by and between

GRANTOR	GRANTEE
Howard Parlee, unmarried	Steven W. Scott and wife, Deborah V. Scott 27 Arrowhead Ridge Road Brevard, NC 28712

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 _____, _____ Eastatoe Township, _____ Transylvania County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

The property hereinabove described was acquired by Grantor by instrument recorded in Book 160 page 653.

A map showing the above described property is recorded in Plat Book 10 page 134.

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: Restrictive covenants recorded in Book 281, Page 705, and Book 278, Page 315, and Book 278, Page 318, Transylvania County Registry.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

(Entity Name) Howard Parlee (SEAL)
Howard Parlee,

By: _____ (SEAL)
Title: _____

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 Howard Parlee, unmarried personally appeared before me this day and acknowledged the execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 17th day of March, 2006

My Commission Expires: September 3, 2007

Sue A. Green
Notary Public Sue A. Green

State of North Carolina - County of _____
I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), 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 _____ day of _____, 20__.

My Commission Expires: _____
Notary Public

State of North Carolina - County of _____
I, the undersigned Notary Public of the County and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20__.

My Commission Expires: _____
Notary Public

The foregoing Certificate(s) of _____ 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: _____ Register of Deeds for _____ County
Deputy/Assistant - Register of Deeds

EXHIBIT "A"

BEING ALL of LOT 43A, ROUND MOUNTAIN WEST VENTURE, as more particularly described and shown on a recorded combination survey and plat of Lot 43 (Revised) & Tract 1, by Hafler Land Surveying, entitled "SURVEY AND COMBINATION PLAT prepared for HOWARD PARLEE", dated February 23, 2003, and being recorded in Plat File 10, Slide 134 of the Transylvania County Registry.

TOGETHER WITH the right to use and SUBJECT TO rights-of-way (as the same cross said tract conveyed) as more particularly described and shown on the above referenced recorded survey and plat. (See also Deed Book 340, Page 589 and Deed Book 243, Page 737, Transylvania County Registry)

SUBJECT TO restrictive and protective covenants, and road maintenance agreement recorded in Deed Book 281, Page 705, Deed Book 278, Page 315 and Deed Book 278, Page 318, Transylvania County Registry.