

2008003017

TRANSLYVANIA CO, NC FEE \$20.00
STATE OF NC REAL ESTATE EXTX
\$470.00
PRESENTED & RECORDED:
05-16-2008 11:21:12 AM
CINDY M OWNBEY
REGISTER OF DEEDS
BY: KARIN SMITH
DEPUTY REGISTER OF DEEDS
BK: DOC 459
PG: 51-53

This deed is being re-recorded in order to correct an error in the description which was inadvertently left off of the original recorded deed. This the

27th day of May, 2008. *There was a new notary acknowledge next.*

Brian P. Philips, Attorney-at-Law

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 470.00

Parcel Identifier No. 9516535720000/53772 Verified by [Signature] County on the 16 day of May, 2008
By: [Signature]

Mail/Box to: Brian P. Philips, P.A., 30 N. Country Club Road, P.O. Box 432, Brevard, NC 28712

This instrument was prepared by: Brian P. Philips, P.A., 30 N. Country Club Road, P.O. Box 432, Brevard, NC 28712

Brief description for the Index: _____

THIS DEED made this 13th day of May, 2008, by and between

GRANTOR

Kenneth G. Racht and wife,
Anita L. Racht and Kenneth G. Racht, Personal
Representative of the Estate of Diane O'Neill

GRANTEE

Terry A. Craig and wife,
Julie A. Craig
28 River Road
Penrose, NC 28766

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 _____, Little River 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 456/455 page 76/674.

A map showing the above described property is recorded in Plat Book 2 page 212A.

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 248, Page 123, Transylvania County Registry.

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

Anita L. Racht
Anita L. Racht

Kenneth G. Racht (SEAL)
Kenneth G. Racht

By: _____
Title: _____

Anita L. Racht (SEAL)
Anita L. Racht

By: _____
Title: _____

Kenneth G. Racht (SEAL)
Kenneth G. Racht, Personal Representative

By: _____
Title: _____

Kenneth G. Racht (SEAL)
Kenneth G. Racht, Individually and as Personal Representative

State of North Carolina - County of Transylvania

I, the undersigned Notary Public of the County and State aforesaid, certify that Kenneth G. Racht & wife, Anita L. Racht & Kenneth G. Racht as Personal Representative 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 13th day of May, 2008.

My Commission Expires: September 3, 2012

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 Transylvania

I, the undersigned Notary Public of the County and State aforesaid, certify that Kenneth G. Racht, Individually & as Personal Representative and wife, Anita L. Racht

Witness my hand and Notarial stamp or seal, this 23rd day of May, 20__.

My Commission Expires: 9-3-12

Sue A. Green
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 12, (containing 0.68 acres, more or less) of Braddock Hill Estates, plat of which said subdivision is recorded in Plat File 2, Slide 212A, Transylvania County Registry, reference to which is hereby made for a more complete description of the property herein conveyed.

There is also conveyed herewith a right of way for a road leading from the property herein described to the Crab Creek Road as shown upon the aforesaid plat.

This conveyance is made subject to restrictive an protective covenants and easements which appear of recorded in Deed Book 248, page 123, Transylvania County Registry.

and

BEING all of Lot 13, (containing 0.89 acres, more or less) of Braddock Hill Estates, plat of which said subdivision is recorded in Plat File 2, Slide 212A, Transylvania County Registry, North Carolina, reference to which is hereby made for a more complete description of the property herein conveyed.

Together with a right-of-way for a road leading from the property herein described to the Crab Creek Road as shown upon the aforesaid plat.

Subject to restrictive and protective covenants and easements which appear of record in Deed Book 248, page 123, Transylvania County Registry, North Carolina.

2008003239

TRANSYLVANIA CO, NC FEE \$20.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED:
05-28-2008 10:34:06 AM
CINDY M OWNBEY
REGISTER OF DEEDS
BY: D REE MCCALL
DEPUTY REGISTER OF DEEDS
BK:DOC 460
PG:254-256