


2008004523


 TRANSYLVANIA CO, NC FEE \$20.00
 STATE OF NC REAL ESTATE EXTX
\$600.00
 PRESENTED & RECORDED:
 07-29-2008 11:11:41 AM
 CINDY M OWNBEY
 REGISTER OF DEEDS
 BY: KARIN SMITH
 DEPUTY REGISTER OF DEEDS
BK:DOC 467
PG:274-276

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 600.00

Parcel Identifier No. _____ Verified by jm County on the 29 day of July, 2008
By: _____

Mail/Box to: Brian Philips, Attorney At Law

This instrument was prepared by: Neumann & Hall, Attorneys at Law, PLLC, 41 East Main Street, Brevard, NC 28712

Brief description for the Index: _____

THIS DEED made this 29th day of July, 2008, by and between

GRANTOR
 Kevin Howard McVicker and wife,
 Debra McVicker

GRANTEE
 Stuart B. Erskine and wife,
 Patricia A. Erskine
 9699 Fairwood Ct.
 Port St. Lucie, FL 34986

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 _____, Dunns Rock 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 454 page 548.

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.

(Entity Name)

By: _____ (SEAL)
Kevin Howard McVicker

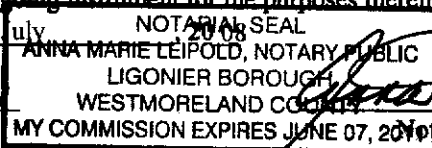
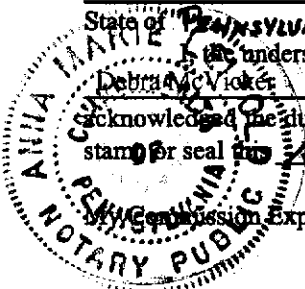
By: _____ (SEAL)
Debra McVicker

By: _____ (SEAL)
Title: _____

By: _____ (SEAL)
Title: _____

State of PENNSYLVANIA County of WESTMORELAND

I, the undersigned Notary Public of the County and State aforesaid, certify that Kevin Howard McVicker and wife, Debra McVicker 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 18th day of July, 2008.



Notary Public

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.

Register of Deeds for _____ County
By: _____ Deputy/Assistant - Register of Deeds

EXHIBIT "A"

BEING all of Lot 3, Unit 9, of Connestee Falls Development as shown by a plat thereof recorded in Plat File 11, Slide 163 and being a portion of Lot 4, Unit 9 of Connestee Falls Development, containing 0.03 acres, as shown by a plat thereof recorded in Plat File 12, Slide 647, Records of Plats for Transylvania County, North Carolina.

Subject to the privileges and mutual and beneficial restrictions, covenants, equitable servitudes and charges set forth in the *Third Restatement of Declaration of Restrictive Covenants* for Connestee Falls recorded in Book 421, page 161, Records of Deeds for Transylvania County, North Carolina and by all subsequent amendments and supplemental declarations thereto appearing of record in the office of the Register of Deeds for Transylvania County.

Subject to the right-of-entry more particularly described in Deed Book 241, page 104, Transylvania County Registry.

This conveyance is made subject to the rights-of-way of all roads which may presently traverse the property, to all road rights-of-way which may presently appear of record, to the rights-of-way of all utility lines which may presently traverse the property and to all rights-of-way for public utilities which may presently appear of record.