



Filed for registration on the 19 day of July 1985 at 3:30 o'clock P.M. and registered and verified on the 19 day of July 1985 In Book No. 277 of page 558  
Paul H. Small  
Register of Deeds, Transylvania County

277 558

Excise Tax 59.00

Recording Time, Book and Page

Tax Lot No. \_\_\_\_\_ Parcel Identifier No. \_\_\_\_\_  
Verified by 7-19-85 [Signature] County on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
by \_\_\_\_\_

Mail after recording to WHITE & DALTON  
P. O. Box 1589, Brevard, N.C. 28712

This instrument was prepared by William R. White

Brief description for the Index

### NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 17th day of July, 1985, by and between

GRANTOR

GRANTEE

TIMOTHY J. FALLON and wife,  
FRANCES S. FALLON

ROBERT J. ROMANO and wife,  
ROBIN R. ROMANO

45723

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

BEGINNING at an iron pin located at a fence corner, said iron pin being the line of the Don W. Brown property and further being the Northeast corner of that certain tract conveyed by J. D. Tyson and wife, Ethel B. Tyson to John W. Bailey, Jr. and wife, by Deed recorded in Deed Book 234, page 629, Records of Transylvania County, and runs thence with the line of said Bailey property, South 21 deg. 57 min. East 92.52 feet to an iron pin set at a fence corner; thence South 68 deg. 51 min. West 25.5 feet to an iron pin; thence South 71 deg. 30 min. West 136 feet to an iron pipe; thence South 48 deg. 15 min. West 16.99 feet to an iron pin located in the Eastern margin of Willow Drive, thence with the Eastern margin of Willow Drive, South 05 deg. 04 min. East 65.9 feet to an iron pin; thence South 86 deg. East 86.7 feet to an iron pipe; thence South 89 deg. 30 min. East 100 feet to an iron pipe; thence North 11 deg. West 23.5 feet to an iron pipe; thence North 85 deg. 31 min. East 97.1 feet to a brick corner; thence North 11 deg. 06 min. West 116.1 feet to an iron pipe; thence North 11 deg. 06 min. West 48.7 feet to an iron pipe; thence North 02 deg. 32 min. East 68.85 feet to an iron pipe; thence South 71 deg. 30 min. West 134.85 feet to the BEGINNING, as surveyed and platted by P. R. Raxter, RLS.

The property hereinabove described was acquired by Grantor by instrument recorded in .....

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)

BY: .....  
..... President

ATTEST: .....

.....  
Secretary (Corporate Seal)

USE BLACK INK ONLY

*Timothy J. Fallon* (SEAL)  
Timothy J. Fallon

*Frances S. Fallon* (SEAL)  
Frances S. Fallon

..... (SEAL)

..... (SEAL)



VIRGINIA  
NORTH CAROLINA, CITY OF NORFOLK County.

I, a Notary Public of the County and State aforesaid, certify that .....  
TIMOTHY J. FALLON and wife, FRANCES S. FALLON Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 17<sup>th</sup> day of July, 1985

MY COMMISSION EXPIRES MAY 9, 1989  
My commission expires: .....  
*Herbert L. Lohman* 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 MAY 9, 1989

My commission expires: .....  
*Herbert L. Lohman* Notary Public

The foregoing Certificate(s) of *Herbert L. Lohman*

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.

*Fred H. Inghel* REGISTER OF DEEDS FOR *Transylvania* COUNTY  
By ..... Deputy/Assistant - Register of Deeds