

2011004076
 TRANSYLVANIA CO. NC FEE \$31.00
 STATE OF NC REAL ESTATE EXTX
\$5900.00
 PRESENTED & RECORDED:
08-25-2011 02:06:49 PM
 CINDY M OWNBEY
REGISTER OF DEEDS
 BY: ANGIE SHANNON - FT DEPUTY REGISTER OF DEEDS
 DEPUTY REGISTER OF DEEDS
 BK: DOC 583
 PG: 738-742

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: ~~\$6,000.00~~ \$5,900.00

8-25-11 DM

Tax Lot Nos. _____

Parcel Identifier No. 8564-22-4572, 8564-01-7583, 8554-92-2375, 8564-01-2129, 8564-01-2218, 8564-01-2358, 8564-01-3492, 8564-01-3595, 8564-01-3529, 8564-01-2507, 8564-01-1522, 8564-01-0455, 8564-01-0324 and 8564-01-0223

Verified by _____ County on the _____ day of _____ 20____

by _____

Mail after recording to: Grantee

This instrument was prepared by: Katie Cumbus, McGuireWoods LLP, 201 N. Tryon Street, Suite 3000, Charlotte, NC 28202

Brief Description for the Index

2 Tracts

THIS DEED made as of the 11th day of August, 2011, by and between

GRANTOR

REGIONS BANK, an Alabama banking corporation

Asset Management – Mail Code:
ALBH10902B
1900 5th Avenue North, RC-9th Floor
Birmingham, AL 35203

GRANTEE

GLEN LAUREL PARTNERS, LLC, a North Carolina limited liability company

1005 North Church Street
Charlotte, NC 28206

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 those certain lots or parcels of land situated in Transylvania County, North Carolina and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN.

All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 539, Page 604.

A map showing the above-described property is recorded in Plat File 12, Slides 184 through 187, and Plat File 12, Slide 595.

TO HAVE AND TO HOLD the aforesaid lots or parcels of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

AND the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

SEE EXHIBIT B ATTACHED HERETO AND INCORPORATED HEREIN.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its name by its duly authorized officer, as of the day and year first above written.

REGIONS BANK, an Alabama banking corporation

By: Wade Parker
Name: Wade Parker
Title: Senior Vice President

STATE OF Alabama
COUNTY OF Jefferson

I certify that the following person personally appeared before me this day, acknowledging to me that he or she signed the foregoing document: Wade Parker
(print name of individual signing)

Date: 8/10, 2011

Catherine L. Halliwell
Notary Public
Print Name: Catherine L. Halliwell

My commission expires: 5/29/12

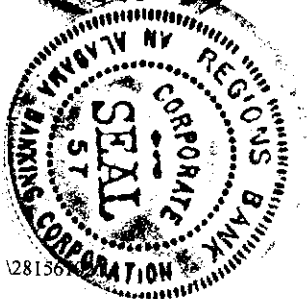
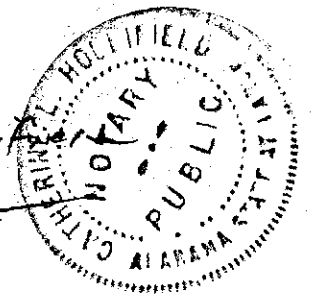
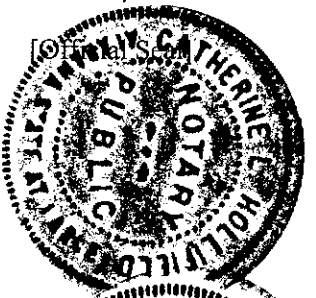


EXHIBIT A

Tract 1:

Being all of the 123.34 acre, more or less, tract described as PHASE 1, as shown on plat recorded in Plat File 12, Slides 184 through 187 in the Office of the Register of Deeds for Transylvania County, North Carolina.

Tract 2:

Being all of that certain tract of land containing 1.00 acre, more or less, as shown on a plat of a survey for GlenLaurel Preserve recorded in Plat File 12, Slide 595, Records of Plats for Transylvania County.

EXHIBIT B

- i. Matters shown on survey by Michael L. Petit PLS L-3576, signed and sealed April 28, 2007 and subsequently filed for record in Plat File 12, Slides 184 through 187.
- ii. Matters that would be revealed by a current and accurate survey of the 123.34-acre tract constituting a portion of the Property subsequent to April 28, 2007.
- iii. Fifteen (15) foot wide right of way and road maintenance provisions in deed recorded in Book 267, page 261.
- iv. Easement(s) to Haywood Electric Membership Corporation Right-of-Way Easement recorded in Book 304, page 386.
- v. Right of way of Morgan Mill Road (S.R. 1331) in Department of Transportation right of way recorded in Book 390, page 271.
- vi. Right of way and road maintenance provisions in deed recorded in Book 361, page 524.
- vii. Easement(s) to Citizens Telephone Company recorded in Book 105, pages 131 and 405; and Book 121, page 127, and Book 60, page 691.
- viii. Easement to Duke Power Company recorded in Book 85, page 572.
- ix. Right of Way Agreement to the Department of Transportation recorded in Book 402, page 549.
- x. Right of way for road, utility purposes and road maintenance set out in deeds recorded in Book 239, page 456 and Book 388, page 503.
- xi. Rights of others in and to the continuous and uninterrupted flow of the waters bounding or crossing the land and riparian and/or littoral rights incident to the land.
- xii. Matters shown on survey for Glenlaurel Preserve Brevard Partners LLC dated December 5, 2007 by W. Edwin Homes, P.L.S. and recorded in Plat File 12, Slide 595.
- xiii. Matters that would be revealed by a current and accurate survey of the 1-acre tract constituting a portion of the Property subsequent to December 5, 2007.
- xiv. Declaration of Covenants, Conditions and Restrictions recorded in Transylvania County Book 467 at Page 674.
- xv. Haywood Electric Easement recorded in Transylvania County Book 427 at Page 501 and Page 503.
- xvi. Utility Easements recorded in Transylvania County Book 442 at Page 701 and page 702.

- Page 51.
- xvii. Access Easement Relocation Agreement recorded in Transylvania County Book 463 at
 - xviii. Matters shown on plats recorded in Plat File 12 at Slides 681-683.
 - xix. The lien of ad valorem real property taxes and assessments for the current year and any subsequent years.