



2011003747

TRANSYLVANIA CO, NC FEE \$25.00
STATE OF NC REAL ESTATE EXT

\$500.00

PRESENTED & RECORDED:

08-05-2011 02:42:18 PM

CINDY M OWNBEY

REGISTER OF DEEDS
BY: KARIN SMITH
DEPUTY REGISTER OF DEEDS

BK: DOC 582

PG: 210-212

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$500.00

Return after recording to: Donald E. Jordan

Brief description for the Index: 5.565 acres, Boyd Township

This Deed was prepared by: Donald E. Jordan, Attorney at Law

This property does not include the primary residence of Grantor

8-5-11 am

This DEED is made this 3rd day of June, 2011, by and between:

GRANTOR: **CHERIE A. HEFFEL, unmarried**

Grantor's Address: 465 Fox Hollow Road, Pisgah Forest, NC 28768

GRANTEE: **MICHAEL W. HUSKEY**

Grantee's Address: 465 Fox Hollow Road, Pisgah Forest, NC 28768

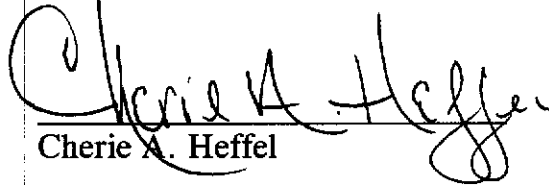
The designation Grantor and Grantee in this Deed shall include the parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

The Grantor, for a valuable consideration paid by the Grantee (the receipt of which is acknowledged) grants, bargains, sells and conveys to the Grantee in fee simple, all of the lot or parcel of land located in Boyd Township, Transylvania County, North Carolina, described in the attached Exhibit A. This is all of the property acquired by Grantor by Deed recorded in Document Book 494, Page 663, Transylvania County Registry. This conveyance is made subject to easements and rights of way of record, to any covenants of record, and to real property taxes for the current year.

THIS CONVEYANCE IS MADE FOR THE GRANTEE TO HAVE AND TO HOLD the Property and all privileges and appurtenances belonging to the Property in fee simple.

The Grantor covenants with the Grantee that Grantor is seized of the Property 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, subject only to the stated exceptions.

Grantor is signing this Deed as of the date specified above.


Cherie A. Heffel

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, Donald E. Jordan, a Notary Public of the specified County and State, certify that Cherie A. Heffel personally appeared before me this day and acknowledged the voluntary execution of this Deed.

Witness my signature and official stamp or seal, this 4th day of August, 2011.

My commission expires: August 30, 2014


Notary Public

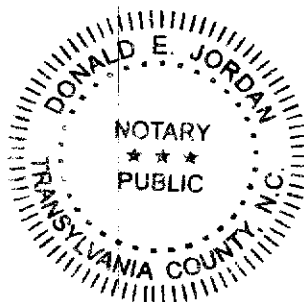


EXHIBIT "A"

BEING and comprising a 5.565 acre tract as per thereof in Plat File 13, Slide 63, in the office of the Register of Deeds for Transylvania County, North Carolina. This property is conveyed together with a right of way for road and public utility purposes over and across an existing road right of way 45 feet in width leading from Fox Hollow Road thence so and across Fox Hollow Road to the public road.

THIS PROPERTY is conveyed together with and subject to all easements and restrictions appurtenant to the Grantors and the subject premises and to all matters and things as shown on the Plat of the subject properties in Plat File 13, Slide 63, in the office of the Register of Deeds for Transylvania County, North Carolina.

AND BEING a portion of the same property as described in Deed Book 157, Page 480, Transylvania County Registry, North Carolina, reference to which is hereby made and incorporated herein by reference.