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REAL ESTATE EXCISE

TAX PAID: \$316.00

10/29/04 BCS

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$316.00

Parcel Identifier No. _____ Verified by Transylvania County on the 29 day of Oct, 2004
By: sin

Mail/Box to: RAMSEY & PRATT, P.A., One North Gaston Street, Brevard, NC 28712

This instrument was prepared by: GAYLE E. RAMSEY

Brief description for the Index: _____

THIS DEED made this 27 day of October, 2004, by and between

GRANTOR

RANDALL R. TRUE and wife,
JOY A. TRUE

GRANTEE

VIJAY SHARAN and wife,
SUNITA SHARAN

7832 Sanderling Drive
Sarasota, FL 34242

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 n/a, Hogback Township, Transylvania County, North Carolina and more particularly described as follows:

BEING ALL OF THE SAME LAND DESCRIBED ON THE PAGE WHICH IS ATTACHED HERETO, DESIGNATED AS EXHIBIT "A" AND INCORPORATED HEREIN BY REFERENCE.

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

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

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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 written.

Randall R. True (SEAL)
RANDALL R. TRUE

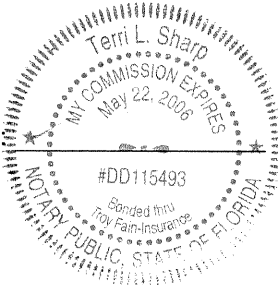
Joy A. True (SEAL)
JOY A. TRUE

STATE OF FLORIDA, COUNTY OF Manatee

I, a Notary Public of said State and County, do hereby certify that RANDALL R. TRUE and wife, JOY A. TRUE, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Notarial Seal, this the 28th day of October, 2004.

My commission expires



Terri L. Sharp
Notary Public

STATE OF NORTH CAROLINA, COUNTY OF TRANSYLVANIA

The foregoing certificate of Terri L. Sharp, Notary Public, is certified to be correct. This instrument was presented for registration and recorded in this office in Document Book 259, page 245

This 29 day of October, 2004, at 4:40 o'clock P.M.

Cindy M. Ownbey
Register of Deeds
By: D. R. McCall
Deputy Register of Deeds

**EXHIBIT "A" TO A DEED FROM RANDALL R. TRUE AND WIFE, JOY A. TRUE,
TO VIJAY SHARAN AND WIFE, SUNITA SHARAN**

Being all of the same land described in a deed from Donald M. Kievet and wife, Joan Kievet, to Randall R. True, dated June 25, 1998, and recorded in Book 434, page 361, Records of Deeds for Transylvania County, said land being more particularly described in said deed as follows:

BEGINNING at a point in the center of the bridge where the Golden Road (S. R. #1313) passes over the north fork of Flat Creek, and runs thence with the center of Golden Road, South 45 degrees 05 minutes East 39.50 feet to a railroad spike; thence leaving said road, South 42 degrees 30 minutes West (passing an iron pin on the southwest side of said road at 49.82 feet) 504.03 feet to an iron pin; thence South 34 degrees 16 minutes East 398.06 feet to an iron pin; thence South 13 degrees 34 minutes West 705.42 feet to a stone; thence North 33 degrees 34 minutes West 1, 629.52 feet to the center of the north fork of Flat Creek; thence down and with the center of said creek, nine (9) calls as follows: South 77 degrees 03 minutes East 178.02 feet; South 73 degrees 18 minutes East 135.11 feet; North 85 degrees 36 minutes East 74.64 feet; South 75 degrees 26 minutes East 72.98 feet; South 58 degrees 04 minutes East 121.53 feet; North 69 degrees 21 minutes East 175.12 feet; North 76 degrees 54 minutes East 224.08 feet; North 54 degrees 22 minutes East 107.34 feet; and North 74 degrees 50 minutes West 139.13 feet to the point of **BEGINNING**. Containing 15.02 acres, more or less, as surveyed and platted by P. R. Raxter, R.L.S., in November 1979.

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