



2010003929
TRANSYLVANIA CO, NC FEE \$25.00
STATE OF NC REAL ESTATE EXT
\$232.00
PRESENTED & RECORDED:
08-10-2010 11:29:30 AM
CINDY M OWNBEY
REGISTER OF DEEDS
BY: D REE MCCALL
DEPUTY REGISTER OF DEEDS
BK: DOC 545
PG: 603-605

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 232.00

Parcel Identifier No. 8576-93-6595-493 Verified by _____ County on the 10th day of August, 2010
By: *JAM*

Mail/Box to: Shelton Jones

This instrument was prepared by: Neumann and Associates, PLLC, 41 East Main Street, Brevard, NC 28712

Brief description for the Index: WATERFORD PLACE

THIS DEED made this 6th day of August, 2010 by and between

GRANTOR
Mary W. Byers, single, by and through her
Attorney-in-Fact, William B. Byers and
William B. Byers, individually
and wife, Jo Pumphrey
470 Chickadee Lane
Brevard, NC 288712

GRANTEE
Eric Mark Samuels and wife,
Mary Goodson Samuels
775 Briar Park Court
Atlanta, GA 30306

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, Brevard 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 348 page 600 and 506 616
All or a portion of the property herein conveyed includes or X does not include the primary residence of a Grantor.

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) William B. Byers (SEAL)
Print/Type Name: William B. Byers, individually

By: _____
Print/Type Name & Title: _____ William B. Byers (SEAL)
Print/Type Name: William B. Byers, Attorney-in-fact for
Mary W. Byers

By: _____ Jo Pumphrey (SEAL)
Print/Type Name & Title: _____
Print/Type Name: Jo Pumphrey, individually

By: _____ (SEAL)
Print/Type Name & Title: _____
Print/Type Name: _____

State of North Carolina - County or City of Transylvania

I, the undersigned Notary Public of the County or City of Transylvania and State aforesaid, certify that William B. Byers and Jo Pumphrey 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 6th day of August

My Commission Expires: March 10 2015 (Affix Seal)

KATRINA R. POTTER
Notary Public, North Carolina
Transylvania County
My Commission Expires
March 10, 2015

Katrina R. Potter
Notary's Printed or Typed Name

STATE OF
COUNTY OF

I, Katrina R. Potter, the undersigned Notary Public for said County and State, certify that William B. Byers, Attorney-in-Fact for Mary W. Byers, personally appeared before me this 6 day of August, 2010, and by me being sworn, says that he executed the foregoing and annexed instrument for and in behalf of the said Mary W. Byers and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed and recorded in Deed Book 33, Page 777 Transylvania County Registry on the 11th day of December, 2000 and this instrument was executed under and by virtue of the authority given by said instrument granting him power-of-attorney. I do further certify that the said William B. Byers acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expresses for and in behalf of the said Mary W. Byers on this 6 day of August, 2010.

Katrina R. Potter
Notary Public

My commission expires: March 10 2015

KATRINA R. POTTER
Notary Public, North Carolina
Transylvania County
My Commission Expires
March 10, 2015

Prepared by: Neumann and Associates Law Firm, PLLC
10-343

Exhibit "A"

BEING Condominium Unit No. 1104 in Building No. Eleven of Waterford Place Condominium Eleven as described in the Declaration of Unit of Ownership thereof filed in the office of the Register of Deeds for Transylvania County, North Carolina, on December 18, 1984, and recorded in Condominium Book 5, page 1, all exhibits attached thereto and all amendments thereto including the amendments in the Agreement of Merger set forth in Condominium Book 6, page 215, reference to which is hereby made for a more complete description thereof.

TOGETHER with an undivided twenty-four (24%) percent interest in the common areas and facilities of said Waterford Place Condominium Eleven, as set forth in the Declaration of Unit Ownership thereof hereinabove referred to.