

TRANSMYVANIA COUNTY

034703

STATE OF NORTH CAROLINA



Real Estate Excise Tax

19.00

SEP 25 '87

RB. 10791

Filed for registration on the 25 day of Sept 1987 at 1:15 o'clock P.M. and registered and verified on the 25 day of Sept 1987 In Book No. 298 of page 506

Hub A Israel Register of Deeds, Transylvania County

298 506

Excise Tax 19.00

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No. Verified by 9-25-87 County on the day of 19 by

Mail after recording to RAMSEY, CILLEY AND PERKINS/Robert S. Cilley P.O. Box 427, Brevard, North Carolina 28712

This instrument was prepared by Robert S. Cilley

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 25th day of September, 19 87, by and between

GRANTOR

GRANTEE

Hayden Crane and wife, Grace Crane

Dale E. Buchanan and wife, Patricia D. Buchanan

148 Clement Road Brevard, NC 28712

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.q. 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 ... Dunns Rock Township, Transylvania County, North Carolina and more particularly described as follows:

BEGINNING at a tack in a rock in the line of the Sweetwater Farms property and running with said line N. 22 deg. 25 min. E. 876.46 feet to an iron pin; thence N. 50 deg. 01 min. W. 266.43 feet to an iron pin; thence S. 18 deg. 22 min. W. 134.64 feet to a stake; thence S. 13 deg. 51 min. W. 100.26 feet to a stake; thence S. 44 deg. 53 min. W. 464.30 feet to a point in the center of the 40 foot wide Right of Way of a private Road; thence with the center of the Road, S. 44 deg. 43 min. E. 201.90 feet to a stake; thence S. 29 deg. 48 min. E. 215.29 feet to a stake; thence S. 25 deg. 00 min. E. 84.11 feet to the point of BEGINNING, Containing 5.53 acres more or less, according to a survey by P.R. Raxter, RLS dated August of 1978.

No junk, old cars, trailers, mobile homes or anything unsightly or which would constitute nuisance will be allowed to remain on said property; and said property is limited in use to either farming or residential purposes and shall not be used for commercial purposes.

This property is conveyed, together with the right in common with others to use the said road and the roads through Knob Hill Subdivision for ingress and egress from the subject property to Williamson Creek Road. It is understood that the use of the roads in Knob Hill Subdivision entail an obligation to make yearly payments of fifty dollars (\$50.00) per year per lot to the representative of the lot owners in Knob Hill, for the maintenance and upkeep of the roads in Knob Hill Subdivision

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.

By: \_\_\_\_\_ (Corporate Name) \_\_\_\_\_ (Seal)
Hayden Crane
Grace Crane
ATTEST: \_\_\_\_\_ (Seal)
Secretary (Corporate Seal) \_\_\_\_\_ (Seal)

USE BLACK INK ONLY

SEAL-STAMP NORTH CAROLINA, Transylvania County.
I, a Notary Public of the County and State aforesaid, certify that Hayden Crane and wife, Grace Crane Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 25th day of September, 1987. My commission expires: 9-10-91 Evelyn Rodriguez Notary Public

SEAL-STAMP NORTH CAROLINA, \_\_\_\_\_ County.
I, a Notary Public of the County and State aforesaid, certify 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: \_\_\_\_\_ Notary Public

The foregoing Certificate(s) of Evelyn Rodriguez
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. Israel REGISTER OF DEEDS FOR Transylvania COUNTY
By \_\_\_\_\_ Deputy/Assistant - Register of Deeds