

2010003453
 TRANSYLVANIA CO. NC FEE \$25.00
 STATE OF NC REAL ESTATE EXT
\$390.00
 PRESENTED & RECORDED:
 07-09-2010 04:03:08 PM
 CINDY M OWNBEY
 REGISTER OF DEEDS
 BY: TERESA D MORTON
 DEPUTY REGISTER OF DEEDS
 BK: DOC 543
 PG: 81-83

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 390.00

Parcel Identifier No. 9503-73-3985-00 Verified by _____ County on the 9th day of July, 2010
 By: _____ *gam*

Mail/Box to: David C. Neumann, Neumann and Associates, PLLC, 41 East Main Street, Brevard, NC 28712

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

Brief description for the Index: _____

THIS DEED made this 9th day of July, 2010 by and between

GRANTOR	GRANTEE
Roger T. Zink and wife, Rosemary Zink 618 Glassyrock Court Greer, SC 29650	Robert W. Haubenreich and wife, Janice T. Haubenreich 371 Alverson Road Pelzer, SC 29669

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 Cedar Mountain, _____ 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 _____ page _____.

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 7 page 464.

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: Restrictive covenants recorded in Book 264, Page 249, Transylvania County Registry.

Easements and Restrictions of record.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

 (Entity Name) (SEAL)
 By: _____ Print/Type Name: Roger T. Zink

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

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

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

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 Roger T. Zink and wife, Rosemary Zink 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 9th day of July, 2011.
 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 Public
 Notary's Printed or Typed Name

State of _____ - County or City of _____
 I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
 (Affix Seal) _____ Notary Public
 Notary's Printed or Typed Name

State of _____ - County or City of _____
 I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____
 Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
 (Affix Seal) _____ Notary Public
 Notary's Printed or Typed Name

Prepared by: Neumann and Associates Law Firm, PLLC
David C. Neumann, File No: 10-298

EXHIBIT "A"

BEGINNING at an existing iron pin in the center of an old road and being the common corner of the Jerry Whitmire property more particularly described in Deed Book 323 at page 758, Transylvania County Registry and the K. McCrary property more particularly described in Deed Book 329 at page 161, Transylvania County Registry and from said beginning point running thence with K. McCrary property and continuing with a portion of the R. S. Corn property described in Deed Book 299 at page 739, Transylvania County Registry, North 33 deg. 25 min. 30 sec. West 276.78 feet to an unmarked point in the center of Cannon Creek; thence continuing with the center of Cannon Creek and a portion of the R. S. Corn property, North 49 deg. 13 min. 10 sec. West 104.89 feet; thence continuing along a portion of the property line of the R. S. Corn property and a portion of the G. Hamlin property described in Deed Book 277 at page 677, Transylvania County Registry, and with the center of said creek, North 22 deg. 51 min. 11 sec. West 154.21 feet to an unmarked point; thence continuing with the center of said creek, North 23 deg. 22 min. 53 sec. East 26.27 feet to an unmarked point; thence with a portion of the eastern edge of that property conveyed to J. Stewart in Deed Book 264 at page 485, Transylvania County Registry, the following nine (9) courses and distances: North 27 deg. 01 min. 39 sec. East 81.90 feet; North 00 deg. 00 min. 55 sec. East 101.03 feet, North 39 deg. 08 min. 29 sec. West 35.51 feet, North 05 deg. 48 min. 35 sec. West 53.07 feet, North 55 deg. 22 min. 17 sec. West 56.57 feet, North 02 deg. 28 min. 45 sec. West 27.27 feet, North 19 deg. 46 min. 05 sec. East 62.23 feet, North 68 deg. 48 min. 05 sec. West 81.24 feet and North 12 deg. 08 min. 57 sec. East 61.32 feet to an existing iron pin, said iron pin being in the line of the Colburn property more particularly described in Deed Book 343 at page 291, Transylvania County Registry; thence with the Colburn property, the following two (2) course and distances: North 75 deg. 25 min. 41 sec. East 174.86 feet to an existing iron pin and South 79 deg. 40 min. 55 sec. East (passing a new iron pipe at 304.14 feet), a total distance of 329.14 feet to an unmarked point in the center of a 60 foot right of way for Deerchase Circle and in the line of the Timothy Moore property more particularly described in Deed Book 266 at page 236, Transylvania County Registry; thence with the Timothy Moore property and with the centerline of the Deerchase Circle right of way South 07 deg. 21 min. 08 sec. East 125.00 feet to an unmarked point and being the northwestern corner of the Jerry Whitmire property recorded in Deed Book 323 at page 758; thence with the Jerry Whitmire property and with the center of an old road the following six (6) courses and distances: South 07 deg. 21 min. 08 sec. East 25.00 feet to an unmarked point, South 07 deg. 21 min. 08 sec. East 97.26 feet to a new iron pipe, South 19 deg. 53 min. 58 sec. West 240.92 feet to an unmarked point; South 04 deg. 23 min. 00 sec. West 181.77 feet to an unmarked point, South 09 deg. 38 min. 39 sec. West 230.24 feet to an unmarked point and South 24 deg. 26 min. 46 sec. West 69.93 feet to the point of BEGINNING. Being 7.00 acres, more or less, according to that survey prepared by Clarence A. Jenkins, RLS, entitled "Property of Roger T. and Rosemary Zink", dated January 26, 1996, and designated as Drawing no. 93-255.

There also is CONVEYED, to be appurtenant to and to run with the above-described 7.00 acre tract, a joint easement of right of way for road purposes leading from the above-described tract of land to Rich Mountain Road (State Road 1537), together with a right of ingress, egress and regress over and across said roadways as the same are now located for road and public utility rights of way purposes and for the purposes of maintaining, installing and repairing the said public utility lines and with the understanding that all persons using the said roadway shall pay their pro rata share of the cost of maintenance and upkeep of the roadways up to \$150.00 per year.

Subject to Restrictive Covenants of record.

Being that property recorded in Deed Book 371 at page 45, Transylvania County Registry.