

TRANSYLVANIA CO, NC FEE \$20.00
PRESENTED 4 RECORDED:

01-30-2008 10:16:13 AM

REGISTER OF DEEDS
BY: BETH C SALES

BK:DOC 445

PG:77-79

Prepared by: Brian P. Philips, Attorney-at-Law

STATE OF NORTH CAROLINA

COUNTY OF TRANSYLVANIA

BOUNDARY LINE AGREEMENT

THIS AGREEMENT, made and entered into this 60 day of December, 2007 by and between, HARRY MORGAN, party of the first part; and CHRISTOPHER BRIAN HELM and wife, TAMMY ANN HELM, parties of the second part;

WITNESSETH:

THAT WHEREAS, the party of the first part is the owner of the real property located in Transylvania County, North Carolina, and more particularly described in Document Book 15, Page 475, Transylvania County Registry; and

WHEREAS, the parties of the second part are the owners of real property located in Transylvania County, North Carolina, and more particularly contained in Document Book 249, Page 475, Transylvania County Registry; and

WHEREAS, the aforesaid properties adjoin in certain boundary areas; and

WHEREAS, the parties hereto desire to change their common boundary line respective to these real properties to locate their boundary line along an existing right of way; and

NOW, THEREFORE, in consideration of the premises herein contained, the parties agree as follows:

- 1. The new property line between the parties shall be that line as shown on Plat File12 at Slides 570 and 571. Transylvania County Registry.
- 2. The Grantors, HARRY MORGAN hereby quitclaims and conveys to Grantees
 CHRISTOPHER BRIAN HELM and wife, TAMMY ANN HELM a .167 of
 an acre percel as shown as that percel lying east of the new property line and the

former property line as shown on Plat File 12 at Slides	_and
Transylvania County Registry.	

- 3. The Grantors CHRISTOPHER BRIAN HELM and wife, TAMMY ANN HELM, hereby quitclaim and convey to Grantees HARRY MORGAN a .225 of an acre parcel as shown as that parcel lying west of the new property line and the former property line as shown on Plat File12 at Slides ______and____
 Transylvania County Registry.
- 4. The road right of way over the former property lines as shown on the Plat is hereby extinguished. The parties shall each have a shared right of way over the Gravel road shown on the Plat as the new boundary line. To the extent that the width of the right-of-way is not already specified in the Deeds of the parties, it shall be 16 feet wide with 8 feet on each side of the common boundary. No additional width shall be claimed or used by either party on the property of the other (or by Helm on the continuation of the right-of-way to the North). Either party may expand the right-of-way or improve the road on the party's own side of the property line.
- To the extent any property is conveyed as a result of the boundary line agreement the new property is subject to all right-of-ways, easements, covenants, and restrictions of record.
- 6. The warranties of title do not apply to the conveyances to the party of the second part.
- 7. This agreement shall run with the aforesaid properties and be binding on their respective heirs, successors, and assigns.

(SEAL

STATE OF NORTH CAROLINA, COUNTY OF TRANSYLVANIA

I, Jennifer L. Gardner a Notary Public of the County and State aforesaid, certify HARRY MORGAN, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my han	d and notarial se	al this 22nd day	January, 2	Sud	eı
My Commission Expires:			Notary P	ublic	
VANIA COUNTRIES	-				
	MI	SAPHERE	BLIAN TOPHER BRI	HEC.	(SEAL)
	_	Tan-	ann Helm	lun 1	(SEAL)
STATE OF NORTH CAR COUNTY OF TRANSYL	OLINA, VANI A Wotou	. 99			
I, <u>Perjamin M</u> certify CHRISTOPHER appeared before me this da WITNESS my Rap	BRIAN HELM by and withnoyeled M. DICK	and wife, TAMI ged the due exec	MY ANN HELP ution of the fore	A, personall going instru	ly
<i>≦</i> `≨	NOTARY		· N	2/	
(official scal)		Z = 6	Notary P	ublic .	
My Commission Express	PUBLIC		Modary P		
November 26 2011 1	AUGA COM	, v			
STATE OF NORTH CAR COUNTY OF TRANSYL					J.
The foregoing certi	ficate of		Notori) (ics) Publi	e islam
certified to be correct. Thi	s instrument was	mesented for res			
n Book, Page Thisday o	f	,, at _	o'clock	M.	
	D!-	er of Deeds			 .

This Boundary Line Agreement is being re-recorded in order to correct a clerical error in the stide numbers or the recorded plats. This the 4th day of April, 2008.

Br/P. Philips, Attorney-at-Law

2008000531

TRANSYLVANIA CO, NC FEE \$20.00

PRESENTED 4 RECORDED:

01-30-2008 10:16:13 AM

CINDY M OWNBEY
REGISTER OF DEEDS
BY: BETH C SALES
ASSISTANT

BK: DOC 445

4/7/0× DW

Prepared by: Brian P. Philips, Attorney-at-Law

STATE OF NORTH CAROLINA

COUNTY OF TRANSYLVANIA

BOUNDARY LINE AGREEMENT

THIS AGREEMENT, made and entered into this <u>for</u> day of December, 2007 by and between, HARRY MORGAN, party of the first part; and CHRISTOPHER BRIAN HELM and wife, TAMMY ANN HELM, parties of the second part;

WITNESSETH:

THAT WHEREAS, the party of the first part is the owner of the real property located in Transylvania County, North Carolina, and more particularly described in Document Book 15, Page 475, Transylvania County Registry; and

WHEREAS, the parties of the second part are the owners of real property located in Transylvania County, North Carolina, and more particularly contained in Document Book 249, Page 475, Transylvania County Registry; and

WHEREAS, the aforesaid properties adjoin in certain boundary areas; and

WHEREAS, the parties hereto desire to change their common boundary line respective to these real properties to locate their boundary line along an existing right of way; and

NOW, THEREFORE, in consideration of the premises herein contained, the parties agree as follows:

- 1. The new property line between the parties shall be that line as shown on Plat File12 at Slides 570 and 571. Transylvania County Registry.
- 2. The Grantors, HARRY MORGAN hereby quitclaims and conveys to Grantees CHRISTOPHER BRIAN HELM and wife, TAMMY ANN HELM a .167 of an acre parcel as shown as that parcel lying east of the new property line and the

former property line as shown on Plat File 12 at Slides 570 and 571 Transylvanía County Registry.

- 3. The Grantors CHRISTOPHER BRIAN HELM and wife, TAMMY ANN HELM, hereby quitclaim and convey to Grantees HARRY MORGAN a .225 of an acre parcel as shown as that parcel lying west of the new property line and the former property line as shown on Plat File12 at Slides 570 and 57/ Transylvania County Registry.
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- 7. This agreement shall run with the aforesaid properties and be binding on their respective heirs, successors, and assigns.

(SEAL)

STATE OF NORTH CAROLINA, COUNTY OF TRANSYLVANIA

I, Jennifer L. Gardner a Notary Public of the County and State aforesaid, certify HARRY MORGAN, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

2008002076

TRANSULVANIA CO, NC FEE \$18.00

PRESENTED & RECORDED:

04-07-2008 12:26:41 PM

CINDY M OWNBEY
REGISTER OF DEEDS
BY: TERESA D MORTON
DEPUTY REGISTER OF DEEDS

BK:DOC 453 PG:817-819

WITNESS my hand and notarial seal thi	s 22nd day of January, 2008
CONTRACTOR OF THE CONTRACTOR O	Connila Londre
OTAN AND	Notary Public
My Commission Expires:	V
respinal 1945, 2012	
ANIA COUNTRIL	
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C 1711 294	PHER BRIAN HECTSEAL)
	CHRISTOPHER BRIAN HELM
Ta	my ann Helm (SEAL)
-	TAMMY ANN HELM
STATE OF NORTH CAROLINA,	
COUNTY OF TRANSYLVANIA Woto 499	
I, Benjamin M Dickerson a	Materia Bullio of the Court, and State of accord
certify CHRISTOPHER BRIAN HELM and	wife, TAMMY ANN HELM, personally
certify CHRISTOPHER BRIAN HELM and a	wife, TAMMY ANN HELM, personally
certify CHRISTOPHER BRIAN HELM and	wife, TAMMY ANN HELM, personally
certify CHRISTOPHER BRIAN HELM and a	wife, TAMMY ANN HELM, personally
certify CHRISTOPHER BRIAN HELM and appeared before me this day and acknowledged to WITNESS my Rand and notarial so this (official seal) NOTARY PUBLIC	wife, TAMMY ANN HELM, personally
witness my hand and notarial seaths (official seal)	wife, TAMMY ANN HELM, personally the due execution of the foregoing instrument.
certify CHRISTOPHER BRIAN HELM and appeared before me this day and acknowledged to WITNESS my Rand and notarial so this (official seal) NOTARY PUBLIC	wife, TAMMY ANN HELM, personally the due execution of the foregoing instrument.
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