

2008000531



TRANSYLVANIA CO, NC FEE \$20.00

PRESENTED & RECORDED:

01-30-2008 10:16:13 AM

CINDY M OWNBEY

REGISTER OF DEEDS

BY: BETH C SALES

ASSISTANT

BK: DOC 445

PG: 77-79

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

STATE OF NORTH CAROLINA

BOUNDARY LINE AGREEMENT

COUNTY OF TRANSYLVANIA

THIS AGREEMENT, made and entered into this 30th 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 File 12 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 ____ and ____
Transylvania County Registry.

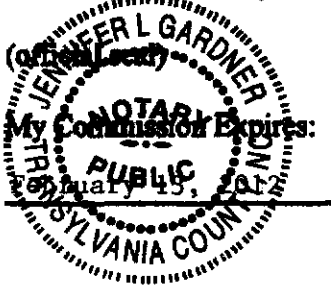
3. The Grantors **CHRISTOPHER BRIAN HELM and wife, TAMMY ANN HELM**, hereby quitclaim and convey to Grantees **HARRY MORGAN** a .225 of an acre parcel as shown as that parcel lying west of the new property line and the former property line as shown on Plat File 12 at Slides ____ and ____ Transylvania 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.
5. 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)
HARRY MORGAN

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 hand and notarial seal this 22nd day of, January, 2008



Jennifer L Gardner
Notary Public

Christopher Brian Helm (SEAL)
CHRISTOPHER BRIAN HELM

Tammy Ann Helm (SEAL)
TAMMY ANN HELM

STATE OF NORTH CAROLINA,
COUNTY OF ~~FRANSYLVANIA~~ Watauga

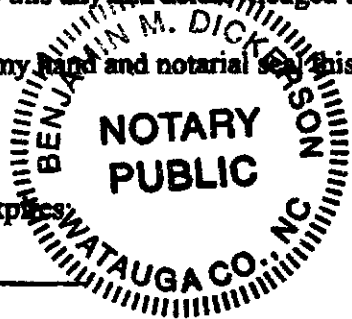
I, Benjamin M Dickerson a Notary Public of the County and State aforesaid, certify **CHRISTOPHER BRIAN HELM** and wife, **TAMMY ANN HELM**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial seal this 21st day of December, 2007

(official seal)

My Commission Expires:

November 26 2011



Ben M Dickerson
Notary Public

STATE OF NORTH CAROLINA,
COUNTY OF TRANSYLVANIA

The foregoing certificate of

_____ Notar(y) (ies) Public is/are certified to be correct. This instrument was presented for registration and recorded in this office in Book _____, Page _____.

This _____ day of _____, _____, at _____ o'clock _____ M.

Register of Deeds

By: _____

2008000531

TRANSYLVANIA CO, NC FEE \$20.00
 PRESENTED & RECORDED:
 01-30-2008 10:16:13 AM
 CINDY M OWNBEY
 REGISTER OF DEEDS
 BY: BETH C SALES
 ASSISTANT
 BK: DOC 445
 PG: 77-79

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

 Brian P. Philips, Attorney-at-Law

4/7/08 DLW

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

STATE OF NORTH CAROLINA

BOUNDARY LINE AGREEMENT

COUNTY OF TRANSYLVANIA

THIS AGREEMENT, made and entered into this 30th 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 File 12 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 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 File 12 at Slides 570 and 571 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.
- 5. 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)
HARRY MORGAN

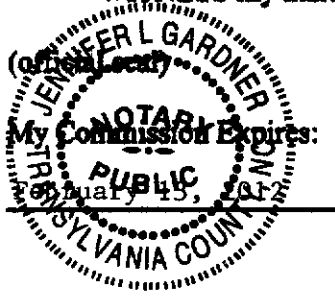
**STATE OF NORTH CAROLINA,
 COUNTY OF TRANSYLVANIA**

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


 TRANSYLVANIA 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 this 22nd day of January, 2008



Jennifer L Gardner
Notary Public

Christopher Brian Helm (SEAL)
CHRISTOPHER BRIAN HELM

Tammy Ann Helm (SEAL)
TAMMY ANN HELM

STATE OF NORTH CAROLINA,
COUNTY OF ~~TRANSYLVANIA~~ Watauga

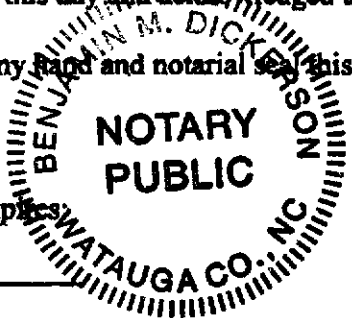
I, Benjamin M Dickerson a Notary Public of the County and State aforesaid, certify **CHRISTOPHER BRIAN HELM** and wife, **TAMMY ANN HELM**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial seal this 21st day of December, 2007

(official seal)

My Commission Expires

November 26 2011



Ben M Dickerson
Notary Public

STATE OF NORTH CAROLINA,
COUNTY OF TRANSYLVANIA

The foregoing certificate of _____ Notar(y) (ies) Public is/are certified to be correct. This instrument was presented for registration and recorded in this office in Book _____, Page _____.

This _____ day of _____, _____, at _____ o'clock _____ M.

Register of Deeds

By: _____