

2007003518



TRANSYLVANIA CO, NC FEE \$20.00  
STATE OF NC REAL ESTATE EXTX

\$296.00

PRESENTED & RECORDED:

05-03-2007 11:02:25 AM

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

BK: DOC 406

PG: 465-467

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 296.00

Parcel Identifier No. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the 3<sup>rd</sup> day of May, 2007  
By: \_\_\_\_\_ *jam*

Mail/Box to: Brian Philips, Attorney at Law

This instrument was prepared by: Neumann and Hall Attorneys at Law, PLLC 07-230

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 2nd day of April, 2007, by and between

GRANTOR	GRANTEE
Robert D. Bass and wife, Patricia A. Bass	Christopher Brian Helm and wife, Tammy Ann Helm 5307 Crystal Court Wilmington, NC 28409

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 Rosman, Rosman 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 249 page 735-737.

A map showing the above described property is recorded in Plat Book \_\_\_\_\_ page \_\_\_\_\_.

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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) Robert D. Bass (SEAL)  
Robert D. Bass

By: \_\_\_\_\_  
Title: \_\_\_\_\_ Patricia A. Bass (SEAL)  
Patricia A. Bass

By: \_\_\_\_\_ (SEAL)  
Title: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
Title: \_\_\_\_\_

**SARAH M. TOLZMAN**  
NOTARY PUBLIC  
Transylvania County  
North Carolina  
My Commission Expires Feb. 27, 2012

State of North Carolina - County of Transylvania  
I, the undersigned Notary Public of the County and State aforesaid, certify that Robert D. Bass and wife, Patricia A. Bass

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 2nd day of April ~~April~~ May, 2007

My Commission Expires: 2-27-2012

Sarah M. Tolzman  
Notary Public

State of North Carolina - County of \_\_\_\_\_

I, the undersigned Notary Public of the County 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: \_\_\_\_\_  
Notary Public

State of North Carolina - County of \_\_\_\_\_

I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_

Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

My Commission Expires: \_\_\_\_\_  
Notary Public

The foregoing Certificate(s) of \_\_\_\_\_ 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.

Register of Deeds for \_\_\_\_\_ County  
By: \_\_\_\_\_ Deputy/Assistant - Register of Deeds

Prepared by: Neumann and Hall Attorneys at Law, PLLC  
David C. Neumann 07-230

**EXHIBIT "A"**

BEING all of the same land and road rights-of-way described in a deed from W. Carl Blackston, Sr., and wife, Dorothy F. Blackston, to Lyn Perez and wife, Marjorie E. Perez, dated January 24, 1989, and recorded in Book 314, page 155, Records of Deeds for Transylvania County, said land and road rights-of-way being more particularly described in said deed as follows:

BEGINNING at an iron pin in Gloucester Carolina, Inc. which said pin stands North 30 deg. 09 min. 48 sec. East 370.0 feet from a  $\frac{3}{4}$  inch iron pin (also in the line of said corporation) in a chestnut stump on top of Panther Mountain and running thence from the iron pin first above noted and with the line of Gloucester Carolina, Inc., North 30 deg. 09 min. 48 sec. East 684.63 feet to an iron pin, corner of Tract 7; thence with the line of Tract 7, North 75 deg. 30 min. West 1,332.8 feet to an iron pin; thence North 75 deg. 30 min. West 49.84 feet to a point in the center of a road directly above the eastern prong of a creek; thence with the center of the road nine calls as follows: South 12 deg. 46 min. 30 sec. East 41.18 feet; South 40 deg. 56 min. 15 sec. West 11,816 feet; thence with a counter-clockwise curve to the South and East having a radius of 34.53 feet and a curve length of 83.57 feet; thence North 82 deg. 55 min. 15 sec. East 134.79 feet; thence with a clockwise curve to the east and south having a radius of 40 feet and a curve length of 71.68 feet; thence South 05 deg. 35 min. 45 sec. West 58.39 feet; thence South 25 deg. 58 min. 15 sec. West 107.89 feet; thence South 43 deg. 03 min. 45 sec. West 94.38 feet; thence South 63 deg. 51 min. 15 sec. West 145.87 feet; thence leaving the road and running with the line of Tract 9, South 78 deg. 45 min. 24 sec. East 43.93 feet to a concrete monument; thence South 68 deg. 00 min. East 1,141.94 feet to the point of BEGINNING, containing 16.21 acres, more or less, and being all of Tract #8 as shown on a plat by P. R. Raxter, RLS, Number V-22.

This property is conveyed subject to the eastern one-half of the right-of-way of the road above noted. This property is conveyed to the Grantees their heirs and assigns together with the right to use the said roads for ingress and egress to the public road in common with others of like right.

This conveyance is made subject to the terms of a road easement and maintenance agreement recorded in Book 342, page 603, Records of Deeds for Transylvania County, and to restrictive covenants and easements recorded in Book 342, page 609, and Book 412, page 494, Records of Deeds for Transylvania County.

This conveyance is also made subject to the rights-of-way of all roads which currently traverse the property, to all road rights-of-way which may currently appear of record, to the rights-of-way of all utility lines which may currently traverse the property and to all rights-of-way for utility lines which may currently appear of record.