

Filed and recorded in the Register of Deeds Office for
Henderson County, N.C. this 30 day of Nov, 2005
at 2:35 o'clock P M. in Book 1253 at page 732

Debra W. Moore
Register of Deeds

\$ 329.⁰⁰ PAID 11/30/05
Henderson Co., N.C., Register of Deeds

By: Linda J. Jorgensen
Deputy

Excise Tax: \$ 329.⁰⁰

Mail after recording to: John E. Tate, Jr.

This instrument was prepared by: John E. Tate, Jr., Attorney At Law,
Suite C, 100 Chadwick Square Court
Hendersonville, N.C., 28739

Brief description for the index: Lot 78, Hosea's Lake Saluda, Inc.

Parcel Identification Number: 99-46321

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 30th day of November, 2005 by and between

GRANTOR:

BKM CONSTRUCTION
a North Carolina General
Partnership

GRANTEE:

HELEN PRIDE CARSON

192 South Crescent Dr
Saluda, NC 28773

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 neither 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 Henderson County, North Carolina and more particularly described as follows:

BEING all of Lot 78, of Hosea's Lake Saluda, Inc., as shown on a plat recorded in Plat Cabinet B at Slide 377 (formerly Map Book 5, Page 25) of the Henderson County Registry, reference to which is hereby made for a more particular description of said property.

SUBJECT TO restrictive covenants of records.

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

Henderson County ad valorem taxes for 2005 and future years, which are a lien, but not yet due and payable, easements, rights of way and restrictions of record.

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hand and seal, or if corporate, has caused this instrument to be executed in its corporate name, by its duly authorized officers and its seal to be hereunto affixed, all with authority of its Board Of Directors, the day and year first above written.

BKM CONSTRUCTION

By: *Michael J. Minery* (SEAL)
MICHAEL J. MINERY, General Partner

By: *James K. Russell* (SEAL)
JAMES K. RUSSELL, General Partner

By: *Rodney R. Russell* (SEAL)
RODNEY R. RUSSELL, General Partner

SEAL-STAMP NORTH CAROLINA, HENDERSON COUNTY.

I, a Notary Public of Buncombe County and State aforesaid, certify that MICHAEL J. MINERY, JAMES K. RUSSELL and RODNEY R. RUSSELL, General Partners of BKM CONSTRUCTION, a North Carolina General Partnership, GRANTORS, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 30 day of November, 2005.

My Commission expires:
4-23-07

Marsha Williams
Notary Public

