

Transylvania County

MARCH 12, 1999

\$98.00



Real Estate
Excise Tax

000445

-98.00-
Excise Tax

000314

Filed for registration on the 12 day of March
1999 at 11:55 A.M. in Book 13 Page 314
verified on the 13 day of March 1999
in Book 13 Page 314
Vickie D. Chestnut
Register of Deeds, Transylvania County
Jean M. [Signature]
Deputy

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.
Verified by County on the 12 day of March, 1999
by

Mail after recording to Margaret M. Hunt
P.O. Drawer 1175 Brevard, NC 28712

This instrument was prepared by Margaret M. Hunt

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 29th day of December, 1998, by and between

GRANTOR

GRANTEE

WILLIAM B. CARPENTER and wife,
CANTEY B. CARPENTER

4 Clematis Court
Sumter SC 29150

THOMAS T. TRAYWICK, JR. and wife,
TANNE B. TRAYWICK

524 Russell Road
Camden SC 29020

Enter in appropriate block for each party: name, 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 _____, _____ Eastatoe Township, Transylvania County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

000145 000315

The property hereinabove described was acquired by Grantor by instrument recorded in

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

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.

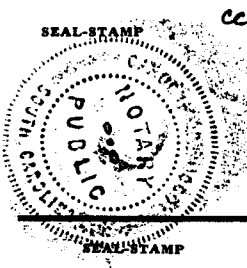
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

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

(Corporate Name)
By:
President
ATTEST:
Secretary (Corporate Seal)

USE BLACK INK ONLY

William B. Carpenter (SEAL)
WILLIAM B. CARPENTER
Cantey B. Carpenter (SEAL)
CANTEY B. CARPENTER
(SEAL)
(SEAL)



cc South
NORTH CAROLINA, Sumner County.
I, a Notary Public of the County and State aforesaid, certify that WILLIAM B. CARPENTER and wife, CANTEY B. CARPENTER Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 31st day of December, 1978. My commission expires: 1/15/08 Carolyn S. McLog Notary Public

NORTH CAROLINA, County.
I, a Notary Public of the County and State aforesaid, certify that personally came before me this day and acknowledged that he is Secretary of a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by as its Secretary. Witness my hand and official stamp or seal, this day of 19. My commission expires: Notary Public

The foregoing Certificate(s) of Carolyn S. McLog

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.
By: Vicki J. Edwards REGISTER OF DEEDS FOR Transylvania COUNTY
Jean M. Stasman Deputy/Assistant - Register of Deeds

00445 000316

EXHIBIT "A"

Being all of Lot 14 (containing 11.17 acres, more or less) of Section Two of Big Hill Acreage Homesteads as shown on a plat thereof recorded in Plat File 4, Slide 255, Records of Plats for Transylvania County in the office of the Register of Deeds for Transylvania County.

This conveyance is made subject to all easements and other matters shown on the recorded plat hereinabove referred to and to the Declaration of Restrictive Covenants of Big Hill Acreage Homesteads recorded in Book 433, page 487, Records of Deeds for Transylvania County.

As a part of the consideration for this conveyance, it is understood and agreed that the 250 foot wide strip of land retained by the Grantor which is east of, adjacent to and runs parallel with the center of Big Hill Road from the point of intersection of the center of said road with the center of East Fork Road to the point where said road traverses the lot hereinabove described and then runs along the eastern and northern property lines of the lot hereinabove described (located in the area designated on the recorded plat hereinabove referred to as "Future Development") will be utilized and sold by the Grantor subject to the restriction that no buildings shall be erected, altered, placed or permitted to remain on any portion thereof other than detached single-family dwellings, and no structures of a temporary character, trailer, mobile home, basement, tent, shack, garage, carport, barn, shed or other outbuilding shall be used thereon at any time as a residence either temporarily or permanently.

It is understood and agreed that that portion of Big Branch Road which runs from the northernmost corner of the lot hereinabove described to the point of terminus of Line 39 as shown on the recorded plat hereinabove referred to is hereby relocated to extend 22½ feet on each side of the following described line:

BEGINNING at an unmarked point in the northern property line of Lot 14 of Section Two of Big Hill Acreage Homesteads located the following three calls from an iron rod set in the northeast corner of Lot 14: North 52 deg. 28 min. 35 sec. West 157.24 feet to an iron rod set; North 78 deg. 25 min. 10 sec. West 104.14 feet to an iron rod set; North 62 deg. 36 min. 31 sec. West 342.26 feet to the point of BEGINNING, which is also located the following four calls from an iron rod set in the northernmost corner of Lot 15 of Section Two of Big Hill Acreage Homesteads: South 62 deg. 04 min. 13 sec. East 137.58 feet to an iron rod set; South 62 deg. 04 min. 13 sec. East 24.43 feet to an iron rod set; South 62 deg. 36 min. 31 sec. East 24.43 feet to an iron rod set; South 62 deg. 36 min. 31 sec. East 110.33 feet to the BEGINNING, and runs thence from the BEGINNING the following three calls: South 75 deg. 45 min. 29 sec. West 125.88 feet; South 53 deg. 59 min. 48 sec. West 169.59 feet; South 43 deg. 31 min. 48 sec. West 109.95 feet to the point of terminus of Line 39 as shown on said plat.

It is further understood and agreed that no part of the former right of way of Big Branch Road located north of the point of terminus of Line 39 as shown on the recorded plat hereinabove referred to which is located outside of the relocated portion of Big Branch Road hereinabove described shall be subject to the right of way of said road.