

State of North Carolina
County of Transylvania

THIS DEED PREPARED BY
RAMSEY, WHITE & CILLEY
BY: WILLIAM R. WHITE Attorney
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THIS DEED, made this 27th day of April, 1981

by

GEORGE RANDOLPH LAWRENCE (Single) and MAE OSTEEN SMITH

hereinafter called Grantors, to D. C. DILLS and wife, NANCY W. DILLS
356 South Broad Street
Brevard, North Carolina 28712

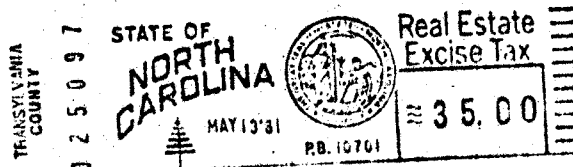
, hereinafter called Grantees, (said designations shall include the respective parties, whether one or more, individual or corporate, and their respective successors in interest or assigns).

WITNESSETH: That the Grantors, for and in consideration of the sum of Ten Dollars, and other good and valuable considerations to them in hand paid by the Grantees, the receipt whereof is hereby acknowledged, have given, granted, bargained, sold and conveyed; and by these presents do give, grant, bargain, sell, convey and confirm unto the Grantees, their heirs and/or successors and assigns, subject to any limitations, easements and reservations set out below, the following particularly described real estate, located in the Township of Brevard, Transylvania County, North Carolina, to wit:

BEGINNING at a stake in the Westerly margin of a sidewalk running along the Westerly margin of Broad Street, Southeast corner and runs thence along the margin of said sidewalk S. 3 deg. E. 100.5 ft. to a stake Northeast corner of the Miller Lot; thence along the line of Miller S. 87 deg. W. 95 ft. to a stake; thence N. 1 deg. 30 min. W. 100.5 ft. to a stake in the line of the Mull property; thence along the line of Mull, N. 87 deg. E. 92 ft. to the BEGINNING. Being a portion of Lot No. 5.

There is excepted and reserved herefrom a right-of-way along the present driveway running from South Broad Street to the Westerly portion of Lot No. 5; for the joint use as a driveway by the parties owning the adjoining Lot and the above named Grantors. Being a portion of that certain Lot set out in a Deed from Mrs. Laura Garren et al to W. Melton and wife, Carrie Melton dated May 1, 1950, and recorded in Book 101, Page 123, Records of Deeds for Transylvania County, North Carolina.

It is understood and agreed that Grantor, Mae Osteen Smith, is executing this Deed to relinquish her life estate only.



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Being

§ 106. 6

the same land described in the following deed:

Current taxes shall be

TO HAVE AND TO HOLD the above described land and premises, with all the appurtenances thereunto belonging, or in any wise appertaining, unto the Grantees, their heirs and/or successors and assigns, forever, subject to any reservations, easements, and limitations set out above.

And the Grantors covenant to and with the Grantees, their heirs and/or successors and assigns, that the Grantors are lawfully seized in fee simple of said land and premises, and have full right and power to convey the same to the Grantees in fee simple, and that said land and premises are free from any and all encumbrances (with the exceptions above stated, if any), and that they will and their executors, administrators and/or successors shall forever warrant and defend the title to the said land and premises, with the appurtenances, unto the Grantees, their heirs and/or successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, or, if corporate, has caused this Deed to be executed by its authorized officers and its seal to be hereunto affixed, the day and year first above written.

<u>George Randolph Lawrence</u> (SEAL)	<u>Mae Osteen Smith</u> (SEAL)
George Randolph Lawrence	Mae Osteen Smith
(SEAL)	(SEAL)
(SEAL)	(SEAL)
(SEAL)	(SEAL)
(SEAL)	(SEAL)
(SEAL)	(SEAL)

STATE OF NORTH CAROLINA, COUNTY OF TRANSYLVANIA

I, Guene E. Hall, a Notary Public of said State and County, do hereby certify that MAE OSTEN SMITH

personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Notarial Seal, this 7 day of May, 1981

My commission expires Feb. 12, 1986, Notary Public.

STATE OF _____, COUNTY of _____

I, ELEANOR R. COLWELL, a Notary Public of said State and County, do hereby certify that GEORGE RANDOLPH LAWRENCE

personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Notarial Seal, this 7 day of May, 1981

My commission expires 4/9/85, Notary Public.

STATE OF NORTH CAROLINA, COUNTY OF TRANSYLVANIA.

The foregoing certificate of Guene E. Hall and Eleanor R. Colwell

Notar (y) (ies) Public is/are certified to be correct. This instrument was presented for registration and recorded in this office in Book 248, page 5.

This 12 day of May, 1981, at 3:00 o'clock P M.

Fred H. Drail By: Frances G. Patterson
Register of Deeds Deputy Register of Deeds