

FILED IN HENDERSON COUNTY REGISTER OF DEEDS
OFFICE. NEDRA W. MOLES, REGISTER

DATE: ^{SS} 8-21-07 TIME: 12:05 pm

EXCISE TAX STAMP: 500.00

BOOK: 1330 PAGE: 797

Excise Tax: 500.00

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

This instrument was prepared by: John E. Tate, Jr., Attorney At Law,
475 South Church Street, Suite 700
Hendersonville, N.C., 28792

Brief description for the index:

Parcel Identification Number: 9950973

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 21st day of August, 2007 by and between

GRANTOR:

AUGUST TERRY BERNHARD,
Individually and as Trustee of the
August Terry Bernhard Revocable
Trust, October 2, 2006.

GRANTEE:

MADELINE ESSIG

10 Country Meadows Lane
Hendersonville, NC 28792

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 Hendersonville Township, Henderson County, North Carolina and more particularly described as follows:

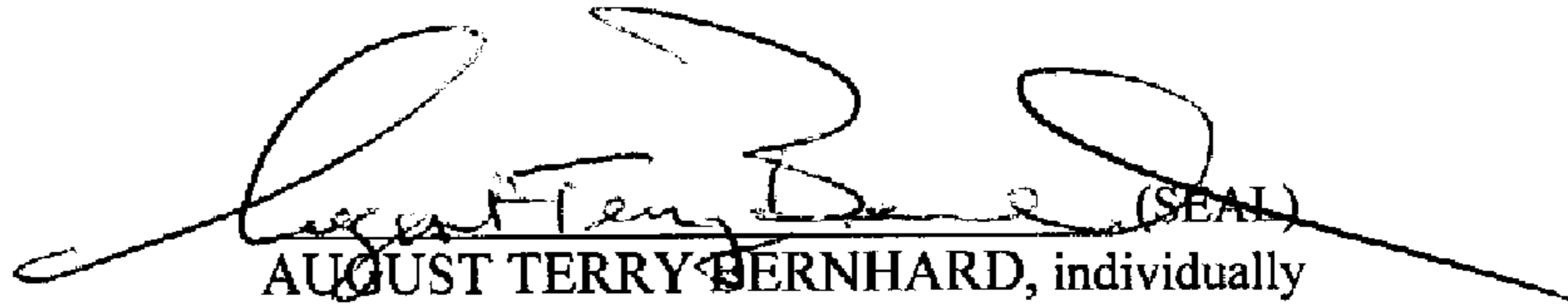
SEE ATTACHED EXHIBIT A

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 2007 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.

 (SEAL)

AUGUST TERRY BERNHARD, individually
and as Trustee of the August Terry Bernhard
Revocable Trust dated October 2, 2006.

STATE OF NORTH CAROLINA

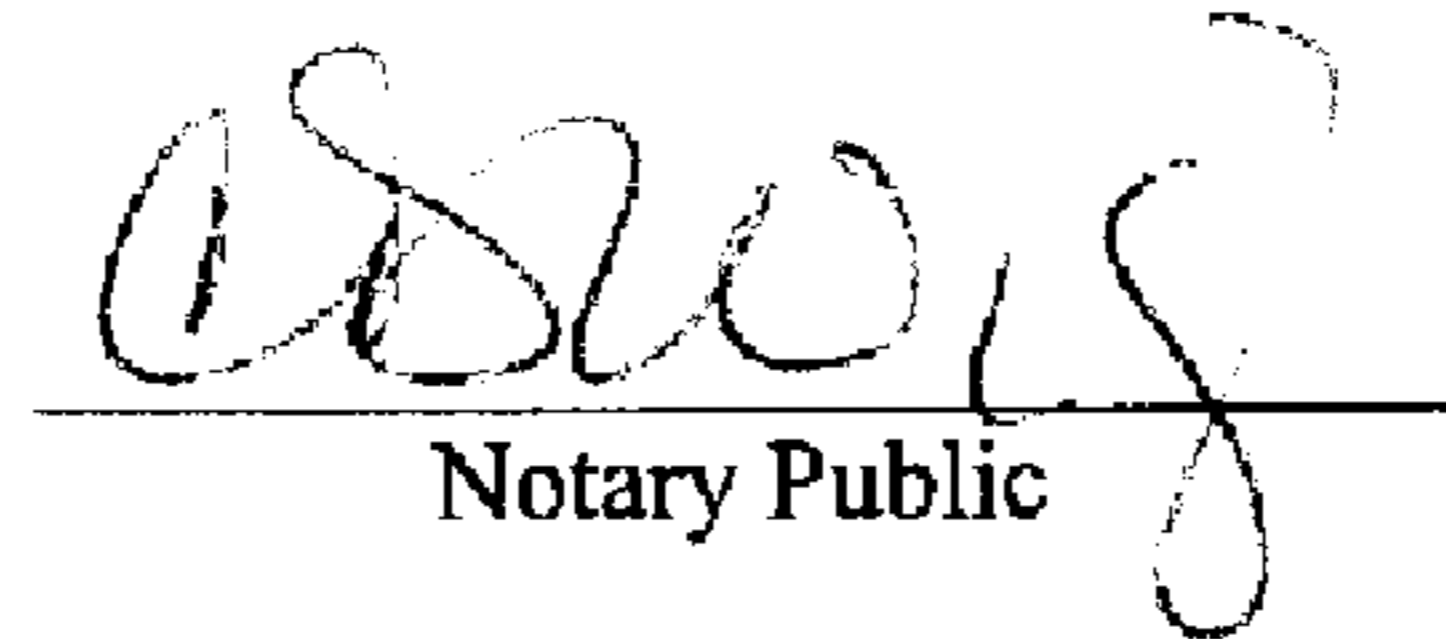
COUNTY OF HENDERSON

I, a Notary Public of County and State aforesaid, certify that AUGUST TERRY BERNHARD individually and as Trustee of August Terry Bernhard Revocable Trust dated October 2, 2006. personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 17 day of August, 2007.

My Commission expires:

12/4/2010


Notary Public

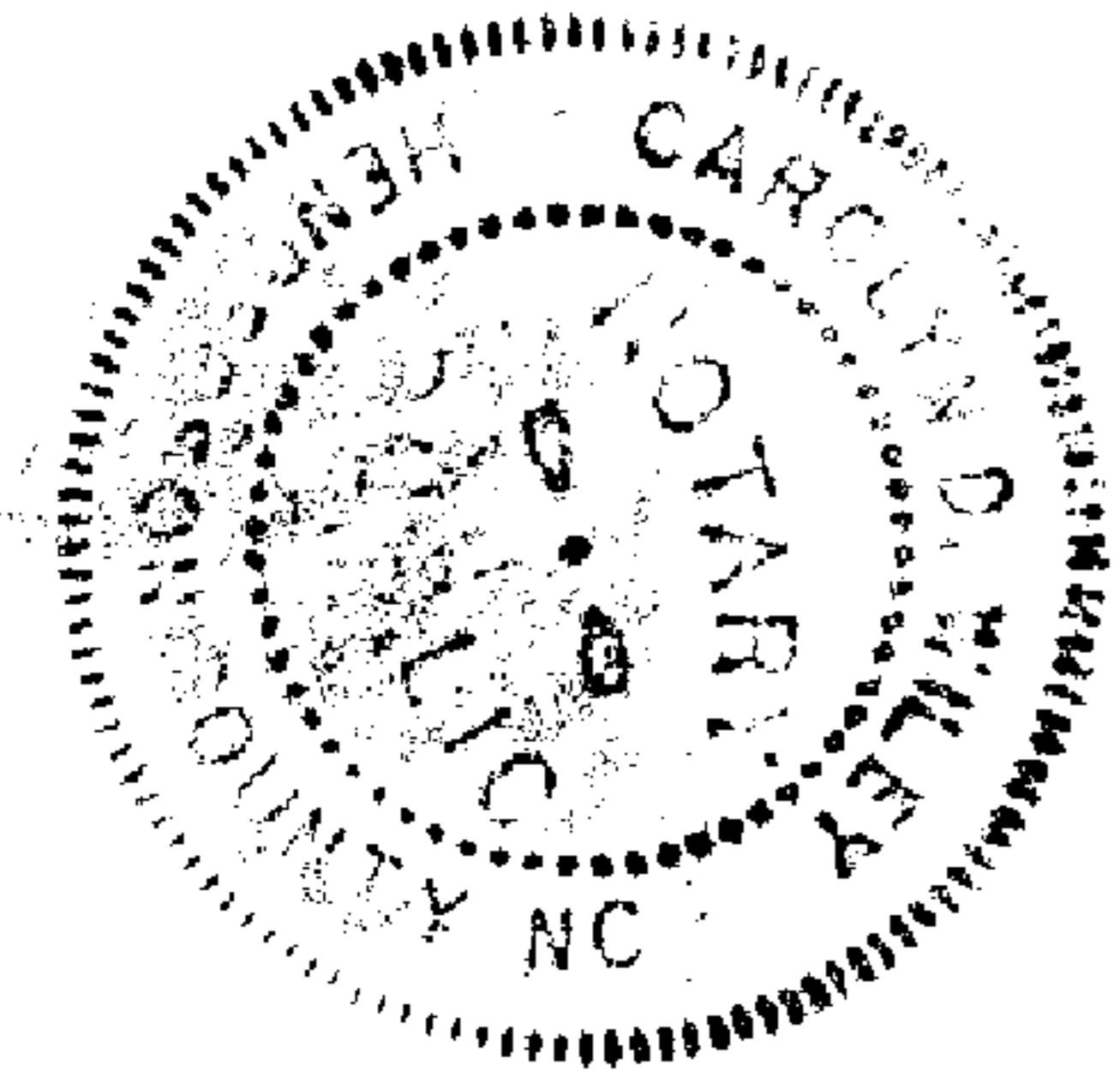


EXHIBIT A

Unit 10 of Country Meadows Condominiums as shown on a plat thereof prepared by Case & Associates dated June 2, 1995, and recorded as an attachment in the deed from Ty-J Enterprises, Inc. to Barbara Y. Smith, dated July 7, 1985, and recorded in Deed Book 823 at Page 346 of the Henderson County Registry, reference to which plat is hereby made for greater certainty of description.

And being that same property conveyed by Charlotte A. Ricci to E. Audrey McCormick and Claudia Francis by deed dated May 28, 1998 and recorded in Deed Book 954 at Page 564 of the Henderson County Registry, reference to which deed is hereby made for greater certainty of description.

Together with an undivided 4 percent (4%) interest in and to the common elements of Country Meadows condominiums as set forth in the original Declaration Creating Unit Ownership and establishing Restrictions, Covenants and Conditions recorded in Deed Book 832 at Page 1 and restated by instrument recorded in Deed Book 932 at Page 266, both of the Henderson County Registry.

This conveyance is made subject to said Declaration as amended.

Being that identical property as described in Deed Book 986 at Page 337 Henderson County Registry.