

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

DATE: 3-14-11 TIME: 9:53 PM

EXCISE TAX STAMP: 730.

BOOK: 1455 PAGE: 533

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 730.00

Parcel Identifier No. 10-07547 Verified by _____ County on the _____ day of _____, 20__

By: _____

Mail/Box to: The Collie Law Firm, 151 Four Seasons Mall, Hendersonville, NC 28792

This instrument was prepared by: The Collie Law Firm, 151 Four Seasons Mall, Hendersonville, NC 28792

Brief description for the Index: _____

THIS DEED made this 14th day of March, 2011 by and between

GRANTOR	GRANTEE
J. Gregory Phillips and wife Carolyn B. Phillips 957 Blarney Court Matthews, NC 28104	Douglas E. Sigety, unmarried 23 Shawnee Trail Sparta, NJ 07871

Enter in appropriate block for each Grantor and Grantee: name, mailing 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 _____, Green River Township, Henderson County, North Carolina and more particularly described as follows:

See attached Exhibit A, incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1319 page 298.

All or a portion of the property herein conveyed ___ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 1162 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, other than the following exceptions: Subject to easements, restrictions and rights of way of record and ad velorum taxes for the year 2011, which are currently due but not yet payable.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

 (Entity Name) J. Gregory Phillips (SEAL)
 Print/Type Name: J. Gregory Phillips

By: _____ Carolyn B. Phillips (SEAL)
 Print/Type Name: Carolyn B. Phillips
 Carolyn

Print/Type Name & Title: _____ (SEAL)

By: _____ (SEAL)

Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL)

Print/Type Name & Title: _____ Print/Type Name: _____

State of North Carolina - County or City of Henderson

I, the undersigned Notary Public of the County or City of Henderson and State aforesaid, certify that J. Gregory Phillips and wife Carolyn B. Phillips Carolyn B. Phillips personally appeared before me this day and acknowledged the due execution of the foregoing instrument and the purposes therein expressed. Witness my hand and Notarial stamp or seal this 14th day of March

My Commission Expires: 10/22/11
 (Affix Seal)



Tracey C. Moore
 Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ 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: _____
 (Affix Seal)

 Notary Public
 Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
 (Affix Seal)

 Notary Public
 Notary's Printed or Typed Name

EXHIBIT A***Lying and being in Chimney Rock Township, Rutherford County, North Carolina***

BEING all of Lot 12 of the Recombination of Lots 11 and 12 of Dun-Roamin Subdivision as is shown on a plat thereof recorded in the Office of the Register of Deed for Henderson County, North Carolina, at Plat Slide 6675, reference to which being made for a more particular description.

SUBJECT TO restrictive covenants for Dun-Roamin Subdivision as shown and described in Deed Book 777, at Page 357 and as amended in Deed Book 1075, at Page 591, Henderson County Registry.

CONVEYED HEREWITH the right to utilize those subdivision roads as are shown on plat of Dun-Roamin Subdivision as recorded at Plat Slide 1162, Henderson County Registry, reference to which being made for a more particular description.

SUBJECT TO the right of way of Pace Mountain Road (SR 1832), as it extends to its full and maximum legal limits and also to further easements, restrictions and rights of way of record.

AND BEING the same property as conveyed to J. Gregory Phillips and wife Carolyn B. Phillips, by deed recorded May 18, 2007, in Deed Book 1319, at Page 298, Henderson County Registry.

TCM/jlm