



2012001929

TRANSYLVANIA CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$280.00

PRESENTED & RECORDED
04-11-2012 09:32:04 AM

CINDY M OWNBEY
REGISTER OF DEEDS
BY: KARIN SMITH
DEPUTY REGISTER OF DEEDS

BK: DOC 609
PG: 336-338

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 280.00

Parcel Identifier No. 8595-55-3423-000 Verified by _____ County on the 11th day of April, 2012
By: jam

Mail/Box to: Brian P. Philips, P.A., 30 N. Country Club Road, P.O. Box 432, Brevard, NC 28712

This instrument was prepared by: Brian P. Philips, P.A., 30 N. Country Club Road, P.O. Box 432, Brevard, NC 28712

Brief description for the Index: _____

THIS DEED made this 11th day of April, 2012 by and between

GRANTOR

GRANTEE

James Scott MacDonald and wife,
Candace Marie MacDonald
43026 Dearthmont Terrace
Leesburg, VA 20196

Dorothy Lee Sorrells
504 Knob Creek Road
Pisgah Forest, NC 28768

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 _____, _____ Dunns Rock Township, _____ Transylvania County, North Carolina and more particularly described as follows:

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

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

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 1 page 15 .

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: Restrictive covenants recorded in Book 208, Page 82, and Book 210, Page 283, Transylvania County Registry.

Easements and Restrictions of record.

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

(Entity Name)

James Scott MacDonald
Print/Type Name: James Scott MacDonald

By: _____

Candace Marie MacDonald
Print/Type Name: Candace Marie MacDonald

Print/Type Name & Title: _____

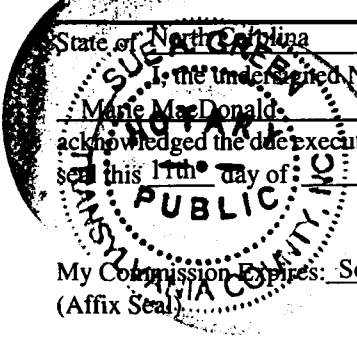
By: _____
Print/Type Name & Title: _____

Print/Type Name: _____ (SEAL)

By: _____
Print/Type Name & Title: _____

Print/Type Name: _____ (SEAL)

State of North Carolina - County or City of Transylvania
I, the undersigned Notary Public of the County or City of Transylvania and State aforesaid, certify that Candace Marie MacDonald personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 11th day of April, 2012.

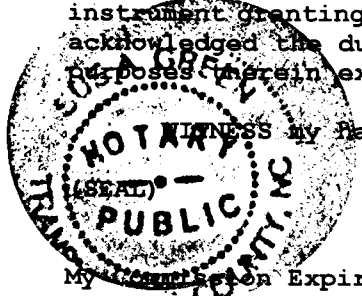


My Commission Expires: September 3, 2012
(Affix Seal)

Sue A. Green
Sue A. Green Notary Public
Notary's Printed or Typed Name

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, SUE A. GREEN, a Notary Public, do hereby certify that CANDACE MARIE MACDONALD, Attorney-in-Fact, for JAMES S. MACDONALD, personally appeared before me this day, and being by me duly sworn, says that she executed the foregoing and annexed instrument for and on behalf of JAMES S. MACDONALD and that her authority to execute and acknowledge said instrument is contained in an instrument duly executed and acknowledged on April 8, 2012, and recorded in the office of the Register of Deeds for Transylvania County, North Carolina on the 12TH day of APRIL, 2012, in Book 609, Page(s) 335, Transylvania County Registry, said instrument was executed under and by virtue of the authority given by said instrument granting her Power of Attorney; that the said CANDACE MARIE MACDONALD, acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and on behalf of the said JAMES S. MACDONALD.



WITNESS my hand and official seal this 11th day of April, 2012

Sue A. Green
Notary Public

My Commission Expires:
September 3, 2012

EXHIBIT "A"

BEGINNING at a stake in the southern margin of Knob Creek Road, northern corner of Lot 17, and runs thence South 34 deg. 33 min. 12 sec. East 146.97 feet to a stake, common corner of Lots 15, 16, 17 and 18; thence, North 86 deg. 24 min. 17 sec. East 104.47 feet to a stake in the western margin of Knob Creek Road; thence, with the western margin of Knob Creek Road as follows: North 8 deg. 41 min. 42 sec. East 52.79 feet to a stake; thence, on a radius of 35.25 feet, a distance of 45.49 feet; thence, North 65 deg. 14 min. 36 sec. West 25.47 feet to a stake; thence, on a radius of 230.45 feet in a westerly direction, a distance of 156.03 feet to the BEGINNING.

Containing .394 acres, more or less.

Being all of Lot 16, Section 2 of Knob Creek Properties, Inc., more particularly described according to a plat thereof prepared by Hoffman, Butler & Associates, Inc., dated August 12, 1974, copy of which said plat is recorded in Plat File 1, Slide 15, Records of Plats for Transylvania County, reference to which is hereby made for a more complete description.

This conveyance is made subject to restrictive and protective covenants and easements recorded in Deed Book 208, page 82, and all amendments and additions thereto and recorded in the office of the Register of Deeds for Transylvania County, and as may be shown on the plat of the premises, and as amended by Supplemental Declarations of Restrictive Covenants of record in the office of the Register of Deeds covering Section 2, dated December 12, 1974 and recorded in Deed Book 210, page 283.

Subject to rights of way for utilities.

TOGETHER WITH and subject to all rights of way, easements and restrictions appurtenant to the Grantor.