

TRANSPYLVANIA COUNTY  
 043061  
 STATE OF NORTH CAROLINA  
 AUG 27 '93  
 RR. 10701  
 Real Estate Excise Tax  
 200.00

Filed for registration on the 27 day of Aug 1993 at 4:50 o'clock P.M. and registered and verified on the 27 day of Aug 1993 in Book No. 366 of page 327  
 Vicki L. Edwards  
 Register of Deeds, Transylvania County

By: Cindy M. Dunskey  
 Deputy

Excise Tax \$200

Recording Time, Book and Page 000366 327

Tax Lot No. .... Parcel Identifier No. ....  
 Verified by ..... County on the 27 day of August, 19 93  
 by .....

Mail after recording to ~~Richard N. Adams~~ Richard N. Adams

This instrument was prepared by Michael K. Pratt

Brief description for the Index Lot 47, Section III, Knob Creek

**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this 26th day of August, 19 93, by and between

GRANTOR

GRANTEE

CC4512

MARK A. BAILEY and wife,  
 KATHY K. BAILEY

EDWARD F. IMHOFF and wife,  
 CORINNE W. IMHOFF  
 20 Three Mile Knob Road  
 Pisgah Forest, NC 28768

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

Being all of the same land described on the page which is attached hereto, designated as Exhibit "A" and incorporated herein by reference.

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.

By: \_\_\_\_\_  
\_\_\_\_\_  
President  
ATTEST: \_\_\_\_\_  
\_\_\_\_\_  
Secretary (Corporate Seal)

USE BLACK INK ONLY

*Mark A. Bailey* (SEAL)  
MARK A. BAILEY  
*Kathy K. Bailey* (SEAL)  
KATHY K. BAILEY  
\_\_\_\_\_  
\_\_\_\_\_  
(SEAL)  
\_\_\_\_\_  
(SEAL)



NORTH CAROLINA, TRANSYLVANIA County.

I, a Notary Public of the County and State aforesaid, certify that MARK A. BAILEY and wife, KATHY K. BAILEY Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 27<sup>th</sup> day of August, 1993. My commission expires: 1-28-98 *Delores K. Zapp* Notary Public

SEAL-STAMP

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 Delores K. Zapp

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 *Vickie L. Edwards* REGISTER OF DEEDS FOR TRANSYLVANIA COUNTY  
*Cindy M. Oumbey* Deputy/Assistant - Register of Deeds

## EXHIBIT "A" IN A DEED FROM BAILEY TO IMHOFF

BEGINNING at a found iron pipe located at the eastern margin of the 50-foot platted right-of-way of Three Mile Knob Road (a private road), marking the southwest corner of the subject property, also being the northwest corner of Lot 46, Section III, Knob Creek Subdivision, and being tied to a found subdivision control monument located South 07 deg. 33 min. 44 sec. West 119.11 feet; thence leaving the point and place of Beginning and running with the eastern margin of Three Mile Knob Road, North 45 deg. 29 min. 00 sec. West 139.79 feet to a found iron pipe; thence leaving the said margin, North 43 deg. 00 min. 00 sec. East 196.02 feet to a found iron pipe located in the western margin of the 40-foot platted right-of-way of Laurel Ridge (a private road); thence running with said margin, South 45 deg. 11 min. 00 sec. East 139.59 feet to a found iron pipe; thence leaving said margin, South 42 deg. 56 min. 00 sec. West 195.30 feet to the found iron pipe, being the point and place of BEGINNING.

BEING all of Lot 47, Section III, Knob Creek Subdivision, as shown on the recorded plat found in Plat File 1, Slide 83, Transylvania County Registry; containing 0.627 of an acre  $\pm$ , as shown on an unrecorded survey by Robert L. Hafler, RLS, dated August 17, 1993, Job # PN-93067.

BEING all of the same land described in a deed from Line Runner Ridge Associates, II to Mark A. Bailey and wife, Kathy K. Bailey, dated the 12th day of August, 1986, and recorded in Deed Book 287, page 243 of the Register of Deeds for Transylvania County, North Carolina.

This conveyance is made subject to the rights-of-way of all roads which may currently traverse the property, to all road rights-of-way which may currently appear of record, to the rights-of-way of all utility lines which may currently traverse the property and to all rights-of-way for utility lines which may currently appear of record.