


FILED

97 AUG -6 PM 4: 04

BOOK 241 PAGE 2029

REGISTER OF DEEDS
POLK COUNTY COLUMBUS NC

Pamela D. Miller

960790 POLK COUNTY
AUG 06 1997 \$1,486.00
STATE OF
NORTH CAROLINA


Real Estate
Excise Tax

Excise Tax \$1486.00

Parcel Identifier No.

Mail after recording to Grantee.

This instrument was prepared by Gregory D. Hutchins of Roberts & Stevens, PA *me*

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 6th day of August, 1997, by and between

GRANTOR	GRANTEE
Newell S. Doty and wife, Veronica A. Doty	Orchard Inn LLC, a North Carolina Limited Liability Company Address: The Orchard Inn Highway 176 P.O. Box 725 Saluda, North Carolina 28773

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 Tryon Township, Polk County, North Carolina and more particularly described as follows:

BEING all of that 11.93 acre tract shown on a plat recorded in Cabinet B, Slide 1077, Polk County Registry, reference to which is hereby made for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 241 at page 2022, Polk County Registry.

A map showing the above described property is recorded in Cabinet B, Slide 1077, Polk County Registry.

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:

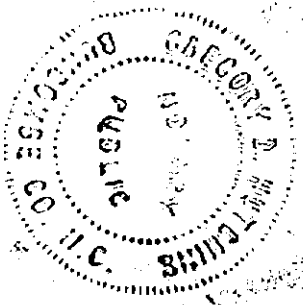
Easements, restrictions, rights of way of record, and 1997 ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.

Newell S. Doty (SEAL)
Newell S. Doty

Veronica A. Doty (SEAL)
Veronica A. Doty

SEAL-STAMP NORTH CAROLINA, SUNCOMBE County



I, a Notary Public of the County and State aforesaid, certify that Newell S. Doty and wife, Veronica A. Doty, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 6th day of August, 1997.

Gregory D. Hutchins
Notary Public

My commission expires: MARCH 3, 1998

NORTH CAROLINA, POLK COUNTY

The foregoing certificate of Gregory D. Hutchins
Notary Public/Notary Public is/are certified to be correct.
This instrument was filed for registration on the 6th day
of August, 1997, at 4:04 o'clock
P. M., and recorded in this office in Book 241,
Page 2024 Joseph D. Miller
Register of Deeds