

2006006438
 TRANSYLVANIA CO, NC FEE \$20.00
 STATE OF NC REAL ESTATE EXT
\$610.00
 PRESENTED & RECORDED:
 08-01-2006 04:25:26 PM
 CINDY M OWNBEY
 REGISTER OF DEEDS
 BY: D REE MCCALL
 DEPUTY REGISTER OF DEEDS
BK: DOC 362
PG: 696-698

August 1, 2006 LYB

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$610.00

Return after recording to: Donald E. Jordan

Brief description for the Index: 3.64 acres

This Deed was prepared by: Donald E. Jordan, Attorney at Law

This DEED is made this 24th day of July, 2006, by and between:

GRANTOR: **HENRIETTA R. VAN ARSDALL** (widow)

GRANTEE: **CHARLES R. BRYANT and
LINDA C. BRYANT,
Husband and Wife**

The designation Grantor and Grantee in this Deed shall include the parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

The Grantor, for a valuable consideration paid by the Grantee (the receipt of which is acknowledged) grants, bargains, sells and conveys to the Grantee in fee simple, all of the lot or parcel of land located in Hogback Township, Transylvania County, North Carolina, and as is described in the attached Exhibit A. This is all of the same property as was acquired by Grantor by Deed recorded in Book 52, Page 184, Transylvania County Registry. This conveyance is made subject to easements and rights of way of record, to any covenants of record, and to real property taxes for the current year.

THIS CONVEYANCE IS MADE FOR THE GRANTEE TO HAVE AND TO HOLD the Property and all privileges and appurtenances belonging to the Property in fee simple.

The Grantor covenants with the Grantee that Grantor is seized of the Property 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, subject only to the stated exceptions.

Grantor is signing this Deed as of the date specified above.

Henrietta R. Van Arsdall
Henrietta R. Van Arsdall

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, Donald E. Jordan, a Notary Public of the specified County and State, certify that Henrietta R. Van Arsdall personally appeared before me this day and acknowledged the voluntary execution of this Deed.

Witness my signature and official stamp or seal, this 28 day of July, 2006.

My commission expires: August 30, 2009

Donald E. Jordan
Notary Public
DONALD E. JORDAN
NOTARY
PUBLIC
TRANSYLVANIA COUNTY, N.C.

EXHIBIT "A"

BEGINNING at a stake, the Northeast corner of a parcel described in the Deed to Stanley Jones recorded in Book 174, Page 369, and running with the Jones line North 77° West 238 feet; then with the line of Phillips described in the Commissioner's Report recorded in Book 168, Page 297, North 8° 55' East 296.6 feet; then North 9° West 88.33 feet; then, still with Phillips, North 19° 46' West 127.60 feet to a point in the center of the 60 foot wide right of way of a private road; then, with the center of said right of way, 13 calls as follows:

South 46° 50' East 98.16 feet; South 31° 42' East 97.40 feet; North 83° 21' East 108.69 feet; South 76° 20' East 46.91 feet; South 54° 30' East 141.34 feet; South 11° 38' East 36.04 feet; South 59° 18' East 59.73 feet; South 21° 38' East 86.40 feet; South 28° 09' East 63.25 feet; South 19° 58' West 37.37 feet; South 41° 25' West 84.85 feet; South 82° 50' West 66.47 feet; South 35° 00' West 53.0 feet; then leaving the road and running North 38° 12' West 26.88 feet to a stake near the western margin of the road; then North 77° 15' West 79.21 feet to the point of BEGINNING. Containing 3.64 acres, more or less.