

State of North Carolina
County of Transylvania

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7-14-76

THIS DEED PREPARED BY
RAMSEY, WHITE & CILLEY
BY: E. GENE RAMSEY Attorney
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THIS DEED, made this 13th day of July, 1976

218 by 413

10407

N. W. PRILLAMAN and wife, LULA WILSON PRILLAMAN

hereinafter called Grantors, to

ELIO J. LOI and wife, JEAN W. LOI

, hereinafter called Grantees, (said designations shall include the respective parties, whether one or more, individual or corporate, and their respective successors in interest or assigns).

WITNESSETH: That the Grantors, for and in consideration of the sum of Ten Dollars, and other good and valuable considerations to them in hand paid by the Grantees, the receipt whereof is hereby acknowledged, have given, granted, bargained, sold and conveyed; and by these presents do give, grant, bargain, sell, convey and confirm unto the Grantees, their heirs and/or successors and assigns, subject to any limitations, easements and reservations set out below, the following particularly described real estate, located in the Township of Dunns Rock, Transylvania County, North Carolina, to-wit: *// including love and affection*

BEGINNING at a stake in the center of an access road, said stake being located S. 29 deg. 30 min. E. 92.88 ft. and S. 57 deg. 22 min. E. 186.09 ft. and S. 82 deg. 45 min. E. 185.71 ft. from a stake located in the center of a 60 ft. road right-of-way at a point where a branch runs under said right-of-way and being the Southernmost corner of Forth and runs thence from said beginning corner, N. 8 deg. 45 min. E. 105.01 ft. to an iron pin; thence, S. 81 deg. 15 min. E. 145.35 ft. to a stake; thence, N. 70 deg. 00 min. E. 149.15 ft. to an iron pin in the center of an old road; thence with the center of the old road three calls as follows: S. 49 deg. 21 min. E. 45.84 ft. to an iron pin; thence S. 14 deg. 19 min. E. 114.80 ft. to an iron pin; thence S. 65 deg. 41 min. W. 171.30 ft. to an iron pin; thence S. 87 deg. 41 min. W. 103.18 ft. to an iron pin; thence N. 82 deg. 54 min. W. 116.44 ft. to an iron pin; thence N. 10 deg. 09 min. E. 70.08 ft. to the stake and point of BEGINNING. Containing 1.33 acres, as surveyed and platted by P. R. Raxter on an unrecorded plat dated August of 1972.

Conveyed also herewith to the Grantees, their heirs and assigns, is the right to use the 60 ft. road right-of-way running in a Southeastern direction from Wilson Road onto the Vivian property and also a road right-of-way as located on the referenced plat from the 60 ft. road right-of-way to the above described tract of land to be used for the purposes of ingress and egress.

Reserved and not conveyed by this Deed is the right of other property owners along said roadway to use said roadway for the purposes of ingress and egress from their property to Wilson Road.

Being

the same land described in the following deed:

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Current taxes shall be

TO HAVE AND TO HOLD the above described land and premises, with all the appurtenances thereunto belonging, or in any wise appertaining, unto the Grantees, their heirs and/or successors and assigns, forever, subject to any reservations, easements, and limitations set out above.

And the Grantors covenant to and with the Grantees, their heirs and/or successors and assigns, that the Grantors are lawfully seized in fee simple of said land and premises, and have full right and power to convey the same to the Grantees in fee simple, and that said land and premises are free from any and all encumbrances (with the exceptions above stated, if any), and that they will and their executors, administrators and/or successors shall forever warrant and defend the title to the said land and premises, with the appurtenances, unto the Grantees, their heirs and/or successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, or, if corporate, has caused this Deed to be executed by its authorized officers and its seal to be hereunto affixed, the day and year first above written.

(SEAL) N W Prillaman (SEAL)
 _____ (SEAL) N. W. Prillaman
 _____ (SEAL) Lula Wilson Prillaman (SEAL)
 _____ (SEAL) Lula Wilson Prillaman (SEAL)
 _____ (SEAL) _____ (SEAL)
 _____ (SEAL) _____ (SEAL)

STATE OF NORTH CAROLINA, COUNTY OF TRANSYLVANIA

I, Celia R. Westover, a Notary Public of said State and County, do hereby certify that

N. W. PRILLAMAN and wife, LULA WILSON PRILLAMAN

personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Notarial Seal, this 14th day of July

19 76

My commission expires 10-17-78 Celia R. Westover

STATE OF _____, COUNTY of _____

I, _____, a Notary Public of said State and County, do hereby certify that

personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Notarial Seal, this _____ day of _____,

19 _____

My commission expires _____, Notary Public.

STATE OF NORTH CAROLINA, COUNTY OF TRANSYLVANIA.

The foregoing certificate of Celia R. Westover

Notar (y) (~~has~~) Public is/~~are~~ certified to be correct. This instrument was presented for registration and recorded in this office in Book 218 page 413.

This 14 day of July, 1976, at 4:30 o'clock P. M.

Fred A. Hyslop
Register of Deeds

By: _____
Deputy Register of Deeds

