


2005016515


 TRANSYLVANIA CO, NC FEE \$20.00  
**NO TAXABLE CONSIDERATION**  
 PRESENTED & RECORDED:  
 11-16-2005 04:11:53 PM  
 CINDY M OWNBEY  
 REGISTER OF DEEDS  
 BY: KARIN SMITH  
 DEPUTY REGISTER OF DEEDS  
**BK: DOC 318**  
**PG: 767-769**

**NORTH CAROLINA NON-WARRANTY DEED**

Excise Tax: \$0.00

Parcel Identifier No. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the 16 day of November 05  
By: \_\_\_\_\_ LYB

Mail/Box to: Ramsey & Pratt, P.A., One North Gaston Street, Brevard, NC 28712

This instrument was prepared by: MICHAEL K. PRATT - No Title Search Performed

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 2nd day of November, 2005, by and between

GRANTOR	GRANTEE
GLEN CANNON PROPERTY OWNERS ASSOCIATION, INC.	FRANK H. KUHN and wife, BARBARA H. KUHN

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 n/a, 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 Book \_\_\_\_\_ page \_\_\_\_\_.

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.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly executed and delivered.

GLEN CANNON PROPERTY OWNERS ASSOCIATION, INC.

By: John R. Hilliard  
(Vice) President

STATE OF NORTH CAROLINA, COUNTY OF Transylvania.

I, a Notary Public, certify that John R. Hilliard personally came before me this day and acknowledged that he (~~she~~) is the (Vice) President of GLEN CANNON PROPERTY OWNERS ASSOCIATION, INC. a corporation and that he (~~she~~) as (Vice) President, being authorized to do so, executed the foregoing on behalf of the corporation.



WITNESS my hand and Notarial Seal, this the 14 day of November, 2005.

My Commission expires: 12.17.05

Sandra B. Ayers  
Notary Public

EXHIBIT "A" TO A DEED FROM GLEN CANNON PROPERTY OWNERS ASSOCIATION, INC.

Being all right, title and interest in and to that certain parcel on which exists a right of way and gravel drive, running from Campbell Drive, through or between Lots 360, 362 and 359 of Section E of the Glen Cannon Subdivision, and serving those three lots as well as Lot 361, as shown on the following two plats: (1) Plat of Lots 311-314 and 359-364, of Section E of Glen Cannon Land Company prepared by Perry R. Raxter, RLS, dated July, August and October, 1974, and recorded in Plat File 1, Slide 32, of the Transylvania County Registry; and (2) Plat of Lot 362, Section E of Glen Cannon Land Company, prepared for Frank Kuhn and wife, Barbara Kuhn, by Robert Raxter, RLS, dated April 23, 2002, and recorded in Plat File 9, Slide 666, of the Transylvania County Registry.

It is Grantor's express intent that all claim to and all liability for repair and maintenance to said parcel, right of way and gravel drive be, and is hereby, conveyed to the Grantees, without further liability of any kind accruing to Grantor.