



2013001479

TRANSYLVANIA CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
03-19-2013 02:00:14 PM

CINDY M OWNBEY
REGISTER OF DEEDS

BY: BEVERLY MCJUNKIN
DEPUTY REGISTER OF DEEDS

BK: DOC 648

PG: 116-118

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 0.00

Parcel Identifier No. _____ Verified by _____ County on the 19 day of March, 2013
By: [Signature]

Mail/Box to: Ramsey & Pratt, P.A., 35 N. Gaston Street, Brevard, NC 28712

This instrument was prepared by: GAYLE E. RAMSEY (No Title Search Performed)

Brief description for the Index: _____

THIS DEED made this 11th day of March, 2013 by and between

GRANTOR

FRANK H. KUHN and wife,
BARBARA H. KUHN
1028 Campbell Drive
Pisgah Forest, NC 28768

GRANTEE

FRANK H. KUHN and wife,
BARBARA H. KUHN
1028 Campbell Drive
Pisgah Forest, NC 28768

Enter in appropriate block for each Grantor and Grantee: name, mailing 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 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 _____.

All or a portion of the property herein conveyed ___ includes or X does not include the primary residence of a Grantor.

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, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

 (Entity Name) Frank H. Kuhn (SEAL)
 Print/Type Name: FRANK H. KUHN

By: _____
 Print/Type Name & Title: _____ Barbara H. Kuhn (SEAL)
 Print/Type Name: BARBARA H. KUHN

By: _____ (SEAL)
 Print/Type Name & Title: _____
 Print/Type Name: _____

By: _____ (SEAL)
 Print/Type Name & Title: _____
 Print/Type Name: _____

State of North Carolina - County or City of Transylvania
 I, the undersigned Notary Public of the County or City of Transylvania and State aforesaid, certify that _____
FRANK H. KUHN and wife, BARBARA H. KUHN personally appeared before me this day and
 acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or
 seal this 18th day of March, 2013

My Commission Expires: 9-29-13
 (Affix Seal) Wanda A. Bryson
Wanda A. Bryson Notary Public
 Notary's Printed or Typed Name



State of _____ - County or City of _____
 I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____
 _____ personally came before me this day and acknowledged that he is the
 _____ of _____, a North Carolina or _____
 corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority
 duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness
 my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
 (Affix Seal) _____
 Notary Public
 Notary's Printed or Typed Name

State of _____ - County or City of _____
 I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____

 Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
 (Affix Seal) _____
 Notary Public
 Notary's Printed or Typed Name

EXHIBIT "A" TO A DEED FROM KUHN TO KUHN

Being all of Lot 362 (Revised) of Section E of the subdivision of a portion of the property of Glen Cannon Land Company which combines into a single lot all of Lot 362 of Section E as shown on a plat thereof recorded in Plat File 9, Slide 666, Records of Plats for Transylvania County, and all of that certain parcel on which is located a right of way and gravel drive running from Campbell Drive through or between Lots 360, 362, and 359 of Section E as shown on plats recorded in Plat File 1, Slide 32, and Plat File 9, Slide 666, Records of Plats for Transylvania County.

Being all of the same land described in the following two deeds: 1) Deed from Don Birdsong Rogers and wife, Kathryn S. Rogers, to Frank H. Kuhn and wife, Barbara H. Kuhn, dated April 30, 2002, and recorded in the office of the Register of Deeds for Transylvania County in Document Book 99, page 697; and 2) Deed from Glen Cannon Property Owners Association, Inc., to Frank H. Kuhn and wife, Barbara H. Kuhn, dated November 2, 2005, and recorded in the office of the Register of Deeds for Transylvania County in Document Book 318, page 767.

This conveyance is made subject to all easements and other matters either shown on the recorded plats hereinabove referred to or set out in or referred to in the two above mentioned deeds and also to the Amended and Restated Protective Covenants for Glen Cannon Subdivision recorded in the office of the Register of Deeds for Transylvania County in Deed Book 419, page 383.