


2006003960


 TRANSYLVANIA CO, NC FEE \$23.00
 STATE OF NC REAL ESTATE EXT
\$400.00
 PRESENTED & RECORDED:
 05-10-2006 03:10:05 PM
 CINDY M OWNBEY
 REGISTER OF DEEDS
 BY: D REE MCCALL
 DEPUTY REGISTER OF DEEDS
BK: DOC 348
PG: 307-310

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$400.00

Parcel Identifier No. _____ Verified by _____ County on the 10 day of May, 2006
 By: _____ *sm*

Mail/Box to RAMSEY & PRATT, P.A., ONE NORTH GASTON STREET, BREVARD, NC 28712

This instrument was prepared by: GAYLE E. RAMSEY

Brief description for the Index: _____

THIS DEED made this 19th day of April, 2006, by and between

GRANTOR	GRANTEE
CONSERVATION ADVISORS OF NORTH CAROLINA, INC.	DONALD SCOTT BRACEWELL and wife, REBECCA F. BRACEWELL

Enter in appropriate block for each party: name, 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, Gloucester 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.

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 written.

CONSERVATION ADVISORS OF NORTH CAROLINA, INC.

By: [Signature]
John F. Witherspoon, Asst. Vice-President

State of North Carolina,
County of Transylvania.

I, the undersigned Notary Public of the County and State aforesaid, certify that JOHN F. WITHERSPOON personally came before me this day and acknowledged that he is the Assistant Vice-President of CONSERVATION ADVISORS OF NORTH CAROLINA, INC., a North Carolina corporation, 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 4th day of May, 2006.

Wanda A Bryson
Notary Public

My commission expires: 9-29-08

WANDA A. BRYSON
Name of Notary Typed or Printed

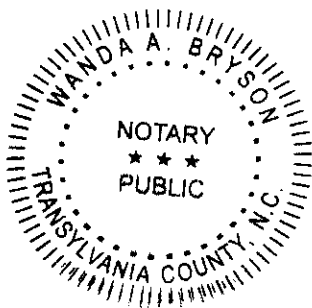


EXHIBIT "A" TO A DEED FROM CONSERVATION ADVISORS OF NORTH CAROLINA, INC., TO BRACEWELL

Being all of Lot 22 (Revised) of Richland Ridge containing 2.00 acres, more or less, as shown on a plat thereof recorded in Plat File 11, Slide 727, Records of Plats for Transylvania County, which encompasses within its boundaries all of former Lot 3 as shown on a plat thereof recorded in Plat File 10, Slide 527, Records of Plats for Transylvania County, with the exception of that portion thereof which is now encompassed within the boundaries of Parcel A containing 0.424 acres, more or less, as shown on the plat recorded in Plat File 11, Slide 727, hereinabove referred to but which now includes within its boundaries all of Parcel B containing 0.424 acres, more or less, as shown on said plat.

Being a part of the same land described in the following two deeds: (1) deed from Winfred L. Jones, Jr., to Conservation Advisors of North Carolina, Inc., dated July 19, 2002, and recorded in the office of the Register of Deeds for Transylvania County in Document Book 111, page 738, and (2) deed from North American Land Trust to Conservation Advisors of North Carolina, Inc., dated May 3, 2006, and recorded in the office of the Register of Deeds for Transylvania County in Document Book 348, page 304.

There is also conveyed hereby a right-of-way for road and utility line purposes from the land hereinabove described to Richland Creek Road (NCSR 1312) over and along Quarry Road and Richland Ridge Road which connect the land hereinabove described with Richland Creek Road, with said road right-of-way to be for travel of all kinds, on foot and with all types of vehicles, with the right of ingress, egress and regress over and along the same in common with all others entitled to the use thereof with it being understood and agreed, however, that the covenants of title hereinafter set forth shall not be applicable to the right to install utility lines within that portion of Richland Ridge Road which extends across the tract of land which is adjacent to and west of the 90.770 acre tract of land shown on a plat recorded in Plat File 10, Slide 527, Records of Plats for Transylvania County, and that in the event that the owner of said adjoining tract of land objects to the installation of utility lines within that portion of Richland Ridge Road which extends across said adjoining tract, the Grantee shall, as provided for in a deed recorded in Document Book 211, page 172, have the right to install such lines across said 90.770 acre tract of land with it being understood and agreed, however, that insofar as is possible, said utility lines shall be installed within the right-of-way of Richland Ridge Road.

This conveyance is made subject to all matters shown on the plat recorded in Plat File 11, Slide 727, hereinabove referred to, to the terms of a road right-of-way agreement recorded in Book 273, page 770, Records of Deeds for Transylvania County, which imposes road maintenance obligations on the users of said road right-of-way and to the Declaration of Restrictive and Protective Covenants recorded in the office of the Register of Deeds for Transylvania County in Document Book 22, page 76, as amended by all amendments and

supplemental declarations thereto appearing of record in the office of the Register of Deeds for Transylvania County, including specifically, the amendment recorded in Document Book 224, page 676, the easement agreement and supplement to declaration recorded in Document Book 138, page 846, and the supplemental declarations recorded in Document Book 224, page 698, and Document Book 224, page 707.

The supplemental declaration recorded in Document Book 224, page 698, hereinabove referred to designated the major portion of the land which is encompassed within the boundaries of the lot hereinabove described as being Lot 22 of Richland Ridge which is the same lot which was referred to as being Lot 3 in Exhibit "B" to a deed from Richland Ridge Limited Partnership to North American Land Trust dated December 31, 2002, and recorded in the office of the Register of Deeds for Transylvania County in Document Book 138, page 868. Item 2 in Exhibit "B" in said deed reserved certain rights and easements in and to the use of the property conveyed in said deed for the benefit of the owner of Lot 3. It is understood and agreed that such rights and easements are appurtenant to and run with the title to said lot and are being conveyed by this deed..