



Filed for registration on the 28 day of Feb 1995 at 2:00 o'clock P.M. and registered and verified on the 28 day of Feb 1995 in Book No. 385 of page 216
Vicki A. Edwards
Register of Deeds, Transylvania County

By: Cindy M. Dunbar, Deputy

000385
000216 000031 000806
Excise Tax \$138.00

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.
Verified by County on the 22 day of Nov. 1995, 2000 AR
by 2/28/95 pm

Mail after recording to ~~D. Stenck~~ David C. Neumann
~~Hunt & Neumann, P.O. Box 1175, Brevard, NC 28712~~

This instrument was prepared by David C. Neumann

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 27 day of January, 19 95, by and between

GRANTOR

Thelma Pritchard, by and through her attorney-in-fact, Harmon O. Pritchard, Jr.

GRANTEE

John A. Cochran and wife, Cynthia E. Cochran

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 Pisgah Forest, Transylvania County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCLUDED HEREIN BY REFERENCE.

This Deed is being re-recorded to correct the property description.

By: David C. Neumann
David C. Neumann

Filed for registration on the 22 day of November 20 20 at 11:50 o'clock A.M. and registered and verified on the 22 day of Nov 20 99 in Book No: 37 of page 806
Doris A. Edwards
Register of Deeds, Transylvania County

000331

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000217

The property hereinabove described was acquired by Grantor by instrument recorded in

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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

By: Harmon O. Pritchard, Jr. (SEAL)
Harmon O. Pritchard, Jr., attorney-in-fact for
Thelma D. Pritchard (SEAL)
President (SEAL)
ATTEST: (SEAL)
Secretary (Corporate Seal) (SEAL)

USE BLACK INK ONLY

SEAL-STAMP NORTH CAROLINA, Transylvania County.

I, a Notary Public of the County and State aforesaid, certify that
Grantor,
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this day of 19
My commission expires: Notary Public



STATE OF NORTH CAROLINA, COUNTY OF TRANSYLVANIA
I, Sue A. Green, a Notary Public for said County and State, certify that Harmon O. Pritchard, Jr., Attorney-in-fact for Thelma D. Pritchard, personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of the said Thelma D. Pritchard and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed and recorded in Book 380, Page 420, Transylvania County Registry on the 22 day of September, 1994, and this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney. I do further certify that the said Harmon O. Pritchard, Jr. acknowledged the due execution of the foregoing and annexed instrument for the purpose therein expressed for and in behalf of the said Thelma D. Pritchard.

My commission expires: August 26, 1997

Sue A. Green
Notary Public

The foregoing Certificate(s) of Sue A. Green

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

Vickie L. Edwards
Cindy M. Dumbey
REGISTER OF DEEDS FOR Transylvania COUNTY
Deputy/Assistant - Register of Deeds

00031 000808

EXHIBIT "A"

BEGINNING at a point in the center line of Forest Drive, the same being a common corner of Lots 15 and 16, and running thence with said centerline three calls as follows: North 54 deg. 00 min. West 97.42 feet; South 55 deg. 47 min. West 115.7 feet; South 58 deg. 31 min. West 106.67 feet; thence leaving Forest Drive and running with the line of Lot 24, South 51 deg. 48 min. East 29.55 feet to an iron pin; thence South 51 deg. 48 min. East 114.53 feet to an iron pin; thence South 71 deg. 21 min. East 77.70 feet to a stake; thence South 71 deg. 21 min. East 22.66 feet to a point in the center line of a street; thence with that center line, North 44 deg. 47 min. East 91.97 feet to a point in the center line of Forest Drive; thence with the center of Forest Drive, two calls as follows: North 10 deg. 30 min. East 62.77 feet; North 18 deg. 00 min. West 60.81 feet to the BEGINNING. Containing 0.92 acres more or less.

BEING ALL of Lot 18 of PISGAH FOREST FARMS SUBDIVISION as designated on a plat recorded in Plat Book 5, page 68-A of the Transylvania County Registry; and on an unrecorded plat by P. R. Raxter, RLS, dated 7-4-74.

SUBJECT to Restrictive Covenants of record, recorded in Deed Book 211, page 83 of the Transylvania County Registry.

RESERVED and not conveyed by this deed is a 60-foot road right-of-way, being 30 feet on either side of the center line, and with the center line being the eastern, northeastern and northwestern boundaries of the above described tract of land where Forest Drive is now located, and on the southeastern boundary where an unnamed road is now located; that the above reservation is made for the use and benefit of other property owners in Pisgah Forest Farms Subdivision.

That the Grantees, their heirs and assigns, are hereby granted the right to use, in common and mutually with the other property owners, the above described rights-of-way for the purpose of ingress and egress.

The Grantees are further conveyed the right to use, in common with the other property owners in said Pisgah Forest Farms Subdivisions, the road rights-of-way located within said subdivisions in common with other property owners for the purpose of ingress and egress to the above described lot.

By the acceptance of this deed, the Grantees covenant and agree to become members of the Pisgah Forest Farms Property Owners Association, Inc. at a future date when requested by the developer for the maintenance of the roads and common areas in said subdivision.