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Walter Z. Edwards  
Register of Deeds, Transylvania County

By: Cindy M. Dumbey, Deputy

000411

Recording Time, Book and Page 000193

Excise Tax -0-

Tax Lot No. Parcel Identifier No.  
Verified by County on the 13 day of January, 1997  
by

Mail after recording to Grantee

This instrument was prepared by Paul B. Welch, III

Brief description for the Index Lot 2, Pleasant Hills

### NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this day of 19, by and between

GRANTOR  
Eleanor King Dixon, Unmarried

GRANTEE  
Linda Dixon Smith and husband  
Tommy Curtis Smith  
619 Island Ford Rd.  
Brevard, NC 28712

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 Catheys Creek Township, Transylvania County, North Carolina and more particularly described as follows:

BEGINNING at a stake in the center of the Island Ford Road, corner of Lot No. 1 of the Lambert and Justice land, and runs thence, with the center of said road, South 11 deg. 30 min. East 95 feet to a stake; thence North 72 deg. East 271.2 feet to a stake in Stallings' line; thence, with Stallings' line, North 30 deg. West 97 feet to a stake; thence, South 72 deg. West 240 feet to the BEGINNING.

BEING all of Lot No. 2 of the Lambert and Justice land known as Pleasant Hills Subdivision.

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The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 149, Page 62, Transylvania County Registry.

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.

(Corporate Name)

By: President

ATTEST: Secretary (Corporate Seal)

USE BLACK INK ONLY

Eleanor King Dixon (SEAL) Eleanor King Dixon

(SEAL)

(SEAL)

(SEAL)



NORTH CAROLINA, Transylvania County.

I, a Notary Public of the County and State aforesaid, certify that Eleanor King Dixon

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

hand and official stamp or seal, this 13 day of January, 1997

My commission expires: 3-25-2000 M. M. Perkins Notary Public

SEAL-STAMP

NORTH CAROLINA, County.

I, a Notary Public of the County and State aforesaid, certify that

personally came before me this day and acknowledged that he is Secretary of

a North Carolina corporation, and that by authority duly

given and as the act of the corporation, the foregoing instrument was signed in its name by its

President, sealed with its corporate seal and attested by as its Secretary.

Witness my hand and official stamp or seal, this day of, 19

My commission expires: Notary Public

The foregoing Certificate(s) of M. M. Perkins

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.

Walter L. Edwards REGISTER OF DEEDS FOR Transylvania COUNTY

By Cindy M. Dumbally Deputy/Assistant - Register of Deeds