



REAL ESTATE EXCISE
TAX PAID: \$340.00 *end*

000234 000072

Filed for registration on the 21 day of May
2004 at 4:45 o'clock P m. and registered and
verified on the 21 day of May 2004
in book no: 234 of page 72
Cindy M Oumbey
Register of Deeds, Transylvania County

By: Beth C Sales, Asst.

GER NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$340.00

Parcel Identifier No. _____ Verified by _____ County on the 21 day of May, 2004
By: pmw

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 17th day of May, 2004, by and between

| GRANTOR | GRANTEE |
|---|---|
| EDITH SITTON ASHE and husband, JESSE L. ASHE | JACK R. DROBISCH and wife, ANNE L. DROBISCH PO Box 150 Penrose, NC 28766 |

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, Little River 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 above written.

 (Entity Name) Edith Sitton Ashe (SEAL)
 EDITH SITTON ASHE

By: _____ (SEAL)
 Title: _____
Jesse L. Ashe
 JESSE L. ASHE

By: _____ (SEAL)
 Title: _____

By: _____ (SEAL)
 Title: _____

USE BLACK INK ONLY

SEAL-STAMP

USE BLACK INK ONLY State of SOUTH CAROLINA, COUNTY OF Oconee

I, the undersigned Notary Public of the County and State aforesaid, certify that EDITH SITTON ASHE
 and husband, JESSE L. ASHE 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 20th day of May, 2004

My Commission Expires: 09/05

Nancye W. Reeves
 Notary Public Nancye W. Reeves

SEAL-STAMP

State of North Carolina - County of _____

I, the undersigned Notary Public of the County 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 each entity,
 he signed the forgoing 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: _____

Notary Public

SEAL-STAMP

State of North Carolina - County of _____

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

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

My Commission Expires: _____

Notary Public

The foregoing Certificate(s) of Nancye W. Reeves 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.
Cindy M. Amberg Register of Deeds for Transylvania County
 By: Bern C. Sales Deputy/Assistant Register of Deeds

EXHIBIT "A" TO A DEED FROM ASHE TO DROBISCH

Being all of the same land and access rights described in a Commissioner's Deed from Garland T. Jones, L. V. Gosnell and Morris Hawkins, acting as Commissioners, to Edith Sitton Ashe and husband, Jesse L. Ashe, dated November 24, 1975, and recorded in Book 215, page 750, Records of Deeds for Transylvania County, said land and access rights being more particularly described in said deed as follows:

BEGINNING at an iron pin near the Eastern margin of Talley Road, and in the fence line of the Jesse Ashe property and running thence with said fence line South 75 deg. 32 min. 42 sec. East 147.98 feet to an iron pin, a corner of Lot 7, thence with the line of Lot 7, South 21 deg. 36 min. 47 sec. West 286.94 feet to an iron pin in the line of the T. L. Cain property, thence with the line of Cain and running beside a fence North 71 deg. 37 min. 00 sec. West 289.13 feet to a point, thence the same bearing 36.63 feet to a point in the center of Talley Road, thence with said center three (3) calls as follows: North 56 deg. 34 min. 07 sec. East 106.53 feet, North 48 deg. 02 min. 33 sec. East 83.34 feet, North 42 deg. 32 min. 56 sec. East 129.16 feet, thence leaving the road, South 75 deg. 32 min. 42 sec. East 34.40 feet to the point of BEGINNING. Containing 1.555 acres more or less and being all of Lot 6 of the William Edgar Sitton heirs property as surveyed and platted by Robert E. Parker, RLS; dated February, 1975.

It is understood that the property herein conveyed is subject to a 30 foot driveway easement, the South line of which runs parrallel with and 30 feet from the line of Jesse Ashe which easement is for the use of the Owners of Lots 7 and 8, their heirs, successors and assigns.

This conveyance is made subject to the right-of-way of the existing 30 foot wide driveway which extends across the property hereinabove referred to which is the same right-of-way described as being a right-of-way for the purpose of installing, maintaining and repairing a road and public utilities line in a deed recorded in Book 223, page 411, Records of Deeds for Transylvania County, with it being understood and agreed that all parties using said road right-of-way will pay a pro rata share of the cost of maintenance and upkeep of that portion of said road on which they travel.