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REAL ESTATE EXCISE
TAX PAID: \$1,550.00
DM

Filed for registration on the 19 day of Sept
20 03 at 10:25 o'clock A.M. and registered and
verified on the 19 day of Sept 20 03
in book no: 193 of page 613
By: *Cynthia M. Dewberry*
Deputy Register of Deeds, Transylvania County

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,550.00

Parcel Identifier No 857263999900 Verified by _____ County on the 19 day of Sept, 2003
By: _____ *DM*

Mail/Box to: White & Dalton

This instrument was prepared by: Donald E. Jordan, Attorney

Brief description for the Index:

THIS DEED made this 28th day of August, 2003, by and between

GRANTOR

GRANTEE

CHARLES R. MORGAN and
CAROL MORGAN,
Husband and Wife

EAST FORK LAKE PROPERTY, LLC
6530 West Rogers Circle
Suite #31
Boca Raton, FL 33487

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

as described in Exhibit "A" attached

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 10 page 298-299.

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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) Charles R. Morgan (SEAL)
By: CHARLES R. MORGAN (SEAL)
Title: _____
By: Carol Morgan (SEAL)
Title: CAROL MORGAN (SEAL)
By: _____ (SEAL)
Title: _____

USE BLACK INK ONLY

SEAL-STAMP
ELIZABETH M. HUGHES
Notary Public, State of Florida
My comm. exp. June 15, 2007
Comm. No. DD 222677

State of Florida County of Citrus
I, the undersigned Notary Public of the County and State aforesaid, certify that Charles R. Morgan and Carol Morgan 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 28th day of AUGUST, 2013
My Commission Expires: June 15, 2007
Elizabeth M. Hughes
Notary Public

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 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: _____
Notary Public

USE BLACK INK ONLY

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

USE BLACK INK ONLY

The foregoing Certificate(s) of Elizabeth M. Hughes 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.
By: Charles R. Morgan Register of Deeds for Manassas County
James B. Hester Deputy Assistant - Register of Deeds

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EXHIBIT "A" TO A DEED FROM CHARLES R. MORGAN AND WIFE, CAROL MORGAN TO EAST FORK LAKE PROPERTIES, LLC

BEING and comprehending all of that 150.70 acre tract according to the plat recorded in Plat File 10, Slide 298 and 299, records of Plats for Transylvania County, in the office of the Register of Deeds for Transylvania County, North Carolina.

Together with a right of way to the East Fork Road over and along the old private road which presently connects the lands hereinabove described with the East Fork Road, said 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, said right of way subject to the terms of the Easement and Right of Way Agreement recorded in Deed Book 306 at Page 146 in the Transylvania County Registry.