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Filed for registration on the 25 day of July 1980 at 3:30 o'clock P M, and registered and verified on the 25 day of July 1980 in Book No. 242 of page 614

Fred H. Linnell  
Register of Deeds, Transylvania County

Excise Tax

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.  
Verified by County on the day of 19

Mail after recording to W. C. FRUE, JR.  
Shuford, Frue, & Best  
This instrument was prepared by 223 Haywood Building  
Brief description for the Index Asheville, N. C. 28901

### NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this day of July, 1980, by and between

GRANTOR

ROBIN HOOD, INC.,  
A NORTH CAROLINA CORPORATION

GRANTEE

DEHON CONSTRUCTION, INC.,  
A NORTH CAROLINA CORPORATION

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 Cedar Mountain, Transylvania County, North Carolina and more particularly described as follows:

All of that certain 10.893-acre tract or parcel of land known as the Sherwood Forest Condominium Area as is set forth and described on a plat by Robert E. Parker, Registered Land Surveyor, which said plat is duly recorded in the Office of the Register of Deeds for Transylvania County, N. C., in Plat Book 1, page 186. Also, a drainage field easement and a secondary drainage field easement, both lying immediately North of the 10.893-acre tract as shown on said plat, and a sewer easement connecting said drainage field easement also as shown on said plat; said easements and connecting easement being hereby granted as set forth and described on said Parker plat. Provided grantee shall not perform maintenance within said drainage field easement, which would interfere with the operation of the golf course without the express consent of the grantor and the approval of the time of the maintenance, which consent and approval shall not be unreasonably held.

Provided, further, that the grantor reserves the right to perform stream maintenance on Little River together with the right to go upon the lands of the grantee herein conveyed for the purpose of such stream maintenance.

There is also hereby conveyed a right of way for ingress, egress, and regress extending from the intersection of Warbler Way along Robin Hood Road and leading in a Northerly direction along said Robin Hood Road to US Highway 276. There is also hereby granted unto the Grantee, its successors in interest, or assigns, including all owners of condominium units and future owners of condominium units within the Sherwood Forest Condominium Area, the right to use in

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common with other property owners in Sherwood Forest, the streets and roads presently maintained for such residents. The Grantee herein, its successors in interest and assigns and including present and future owners of condominium units within the Sherwood Forest Condominium Area, shall pay over on an annual basis to the Sherwood Forest Homeowners Association, an amount equal to 20% of the total assessment for roadway maintenance as levied by the various cluster associations within the condominium area, and further, such levy shall never be less than the annual assessment approved by the Sherwood Forest Homeowners Association. At such time as the Sherwood Forest Homeowners Association, at its option, begins maintenance of Warbler Way and Warbler Lane and any other streets or roadways within the condominium area, the percentage of roadway maintenance charges paid to the Sherwood Forest Homeowners Association shall increase to 100%. Should the Sherwood Forest Homeowners Association fail to maintain the roads within or without the condominium area or cease its road maintenance function, then in such event, such assessments shall be paid to whatever entity is carrying out such maintenance.

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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.

ROBIN HOOD CO. INC.  
 (Corporate Name)  
 By: *Arthur M. Dehon, Jr.*  
 ARTHUR M. DEHON, JR.,  
 President  
 ATTEST:  
*Robert C. Dehon*  
 Secretary (Corporate Seal)

USE BLACK INK ONLY

.....(SEAL)  
 .....(SEAL)  
 .....(SEAL)  
 .....(SEAL)

.....(Corporate Name)  
 By: .....  
 .....President  
 ATTEST:  
 .....  
 .....Secretary (Corporate Seal)

USE BLACK INK ONLY

.....(SEAL)  
 .....(SEAL)  
 .....(SEAL)  
 .....(SEAL)

SEAL - STAMP

NORTH CAROLINA, TRANSYLVANIA County.

Use Black Ink

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

SEAL - STAMP

NORTH CAROLINA, \_\_\_\_\_ County.

Use Black Ink

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SEAL - STAMP

\*\*\* NORTH CAROLINA, TRANSYLVANIA County.

Use Black Ink

I, a Notary Public of the County and State aforesaid, certify that Betty M. [Signature] Secretary of ROBIN HOOD, INC. 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 her President, sealed with its corporate seal and attested by her as its Secretary. Witness my hand and official stamp or seal, this 24th day of July, 1980. My commission expires: 4-23-85 [Signature] Notary Public

SEAL - STAMP

NORTH CAROLINA, \_\_\_\_\_ County.

Use Black Ink

I, a Notary Public of the County and State aforesaid, certify that \_\_\_\_\_ 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 Patricia A. Luppino

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 Fred H. Israel REGISTER OF DEEDS FOR Transylvania COUNTY Deputy/Assistant-Register of Deeds.