

TD. 96900  
Issued Jun 29 2006  
\$830.00  
State of POLK  
North Carolina County  
Real Estate Excise Tax

FILED in POLK County, NC  
on Jun 29 2006 at 11:15:49 AM  
by: SHEILA W. WHITMIRE  
REGISTER OF DEEDS  
BOOK 342 PAGE 2155

**ALL TAXES PAID**

*KS-2005*

Excise Tax \$830.00

Recording Time, Book and Page

Tax Lot No. S-1-B-10

Parcel Identifier No.

Verified by Polk County on the

day of

, 2006

By Tax Administrator

Mail after recording to See Below.

This instrument was prepared by Feagan Law Firm, PLLC, P.O. Box 309, Columbus, North Carolina 28722

Brief description for the Index

2.53 Acres, Saluda Township

**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this 29th day of June, 2006, by and between

**GRANTOR**

**GRANTEE**

PETER J. WAY and Wife,  
ANNE R. WAY

LANGDON C. BROCKINTON and Wife,  
MARGARET H. BROCKINTON

Mailing Address: 1151 Sea Eagle Watch  
Charleston, SC 29412

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, Saluda Township, Polk County, North Carolina and more particularly described as follows:

All that certain lot or parcel of land situated in Saluda Township, Polk County, North Carolina and more particularly described as follows:

BEING all that certain tract or parcel of land containing 2.53 acres, as shown and delineated upon a Plat entitled "Peter J. & Ann R. Way", Saluda Twp., Polk Co., N.C., dated June 18, 1997, and prepared by Butler Associates, Reg. Land Surveyor, Tryon, N.C., which Plat is duly recorded in Card File C, Page 1257 in the Office of the Register of Deeds for Polk County, North Carolina; reference being made to said recorded Plat for a full and complete metes and bounds description of said tract, pursuant to North Carolina General Statutes Section 47-30(g).

The above described property is the identical property conveyed by Deed, dated July 14, 1997, from Wayne B. McFarland Revocable Trust Agreement, Dated April 20, 1990, to Peter J. Way and Wife, Anne R. Way, recorded in Book 241, Page 919 of the Polk County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 241, Page 919 of the Polk County Registry.

A map showing the above-described property is recorded in Card File C, Page 1257.

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:

- a. Subject to any applicable provisions of Polk County zoning ordinances;
- b. Subject to such road and utility easements as may appear by reference to the public records of the Polk County Registry and/or by reference to a physical inspection of the subject property;

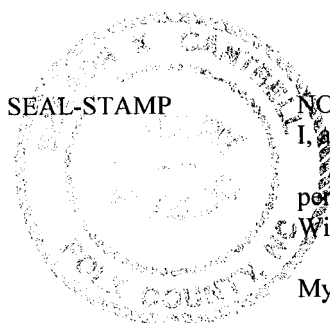
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed In its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

\_\_\_\_\_  
(Corporate Name) \_\_\_\_\_ Peter J. Way (SEAL)  
PETER J. WAY

By: \_\_\_\_\_ Anne R. Way (SEAL)  
President ATTEST: ANNE R. WAY

\_\_\_\_\_  
Secretary (Corporate Seal) \_\_\_\_\_ (SEAL)

\_\_\_\_\_  
\_\_\_\_\_ (SEAL)



SEAL-STAMP NORTH CAROLINA, POLK County.  
I, a Notary Public of the County and State aforesaid, certify that  
PETER J. WAY and Wife, ANNE R. WAY Grantor,  
personally appeared before me this day and acknowledged the execution of the foregoing instrument.  
Witness my hand and official stamp or seal, this 29th day of June, 2006.

My commission expires: 09-28-08 Sharon K. Cantrell 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 \_\_\_\_\_, 2006.

My commission expires: \_\_\_\_\_ Notary Public

The foregoing Certificate(s) of \_\_\_\_\_

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 \_\_\_\_\_ REGISTER OF DEEDS FOR \_\_\_\_\_ COUNTY  
Deputy/Assistant - Register of Deeds