


2006010393


 TRANSYLVANIA CO, NC FEE \$20.00
NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED:
 12-18-2006 12:01:56 PM
 CINDY M OWNBEY
 REGISTER OF DEEDS
 BY: KARIN SMITH
 DEPUTY REGISTER OF DEEDS
BK: DOC 384
PG: 426-428

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 0.00

Parcel Identifier No. _____ Verified by _____ County on the 18 day of Dec ^{KS.} 2006
 By: _____

Mail/Box to: Brian P. Philips, P.A., 520 Country Club Road, P.O. Box 432, Brevard, NC 28712

This instrument was prepared by: Brian P. Philips, P.A., 520 Country Club Road, P.O. Box 432, Brevard, NC 28712

Brief description for the Index: LT 22, ILLAHEE HILLS.

THIS DEED made this 13th day of December, 2006, by and between

GRANTOR	GRANTEE
Lawrence L. Lohr and wife, Rebecca B. Lohr	Lawrence L. Lohr, Trustee of the Lawrence L. Lohr Revocable Living Trust u/a/d 5/22/97, 1/2 undivided interest, and Rebecca B. Lohr, Trustee of the Rebecca B. Lohr Revocable Living Trust u/a/d 5/22/97, 1/2 undivided interest 1709 Shadford Rd. Ann Arbor, MI 48104

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

See Exhibit A Property Description attached hereto and incorporated by reference herein

The property hereinabove described was acquired by Grantor by instrument recorded in Book 60 page 534.

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)

Lawrence L. Lohr (SEAL)
Lawrence L. Lohr

By: _____
Title: _____

Rebecca B. Lohr (SEAL)
Rebecca B. Lohr

By: _____
Title: _____

(SEAL)

By: _____
Title: _____

(SEAL)

State of North Carolina - County of Transylvania

I, the undersigned Notary Public of the County and State aforesaid, certify that Lawrence L. Lohr and wife, Rebecca B. Lohr 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 18th day of December, 2006.

My Commission Expires August 1, 2008

Diana Nix Francis
Notary Public Diana Nix Francis

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 such 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

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 _____ 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

Exhibit "A"

Beginning at a concrete monument found, said point being the northwestern corner of the J.O. Nissley property, more particularly described in Deed Book 211, Page 461, Transylvania County Registry and being designated Lot #23 and being in the line of the Carroll Bahnsen property, more particularly described in Deed Book 425, Page 083, Transylvania County Registry and running thence with the Nissley property South 30 deg. 25 min. 00 sec. East 210.04 feet to an existing iron pin found, said point being at the edge of the 60 foot right of way for Evergreen Street; thence with the right of way for Evergreen Street along a curve having a radius of 174.60 feet an arc length of 124.19 feet South 79 deg. 45 min. 02 sec. West along a chord length of 121.59 feet to an existing iron pin found at the edge of the 60 foot right of way for Evergreen Street and also being the southeastern corner of the Vincent Taibbi property, more particularly described in Deed Book 327, Page 377, Transylvania County Registry; thence with the Taibbi property, the following six (6) calls: North 16 deg. 37 min. 00 sec. West 33.00 feet to an unmarked point, North 25 deg. 42 min. 52 sec. West 22.89 feet to an unmarked point, North 20 deg. 09 min. 00 sec. West 18.51 feet to an unmarked point, North 08 deg. 34 min. 00 sec. West 10.55 feet to an unmarked point, North 00 deg. 09 min. 49 sec. East 11.37 feet to an unmarked point, North 16 deg. 37 min. 00 sec. West 107.00 feet to an existing iron pin found, said point being in the line of the Bahnsen property; thence with the Bahnsen property, the following two (2) calls: South 83 deg. 30 min. 00 sec. East 50.40 feet to an existing iron pin found, North 55 deg. 30 min. 00 sec. 25.62 feet to the point of Beginning. Being 0.454 acres, more or less, and designated Lot #22 of Illahee Hills and as surveyed and shown on an unrecorded plat thereof by Clarence A. Jenkins, R.L.S., dated September 10, 1998 and designated job #98-180.

No party dealing with the Trustee(s) in relation to the property in any manner whatsoever and without limiting the foregoing, no party to whom the property or any part thereof or any interest therein shall be conveyed, contracted to be sold, leased or mortgaged by the Trustee(s) shall be obliged (a) to see to the application of any such money, rent or money borrowed or to otherwise advance on the property; (b) to inquire into the authority, necessity or expediency of any act of the Trustee (s); or (c) be privileged to inquire into any of the terms of the Trust Agreement.