

**REAL ESTATE EXCISE  
TAX PAID: \$302.00**

Excise Tax \$ 302.00

Filed for registration on the 11 day of May  
2001 at 9:50 o'clock A.M. and registered and  
verified on the 11 day of May, 2001  
in Book No. 51 of page 117  
Vickie L Edwards  
Register of Deeds, Transylvania County

By: D'Rua McCall, Deputy

000051 000717  
Recording Time, Book and Page

Tax Lot No. 8592920852/85928296 Parcel Identifier No. \_\_\_\_\_  
Verified by \_\_\_\_\_ County on the 11<sup>th</sup> day of May, 2001  
by \_\_\_\_\_ spa

➤ Mail after recording to Brian P. Philips, P.A., P.O. Box 432, Brevard, NC 28712

This instrument was prepared by Brian P. Philips, P.A., P.O. Box 432, Brevard, NC 28712

Brief description for the Index

### NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 15<sup>th</sup> day of May, 2001, by and between

GRANTOR

Dyke Edwards, a single man

GRANTEE

Charles A. Burden and wife,  
Elke M. Burden  
2381 Echo Drive N.E.  
Atlanta, GA 30345

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

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED WITHIN

000051 000718

The property hereinabove described was acquired by Grantor by instrument recorded in Book 382, Page 291 and Book 385, Page 727, Transylvania County Registry

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.

..... (Corporate Name) ..... Dyke Edwards (SEAL)

By: ..... (SEAL)

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

..... (SEAL)

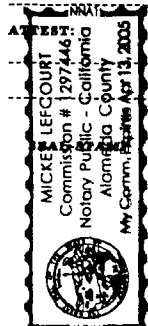
..... Secretary (Corporate Seal) ..... (SEAL)

CALIFORNIA, ALAMEDA County.

I, a Notary Public of the County and State aforesaid, certify that Dyke Edwards Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 15th 7th day of May 2001

My commission expires: April 13, 2005 Notary Public



USE BLACK INK ONLY

SEAL-STAMP NORTH CAROLINA, ..... County.

I, a Notary Public of the County and State aforesaid, certify that ..... he is Secretary of

personally came before me this day and acknowledged that ..... 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 ..... My commission expires: ..... Notary Public

The foregoing Certificate(s) of Mickey Lefcourt

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.

Vickie L. Edwards REGISTER OF DEEDS FOR Transylvania COUNTY By D. Re McCall Deputy/Assistant - Register of Deeds

000051

000719

A N.C. General Warranty Deed from Dyke F. Edwards, a single person, to Charles A. Burden and wife, Elke M. Burden.  
Prepared by Brian P. Philips, Attorney at Law

**EXHIBIT "A"**

Being all of Lots K-17 and K-18 of Section K of Sherwood Forest Subdivision of a portion of the property of Robin Hood, Inc. as shown on a plat thereof recorded in Plat File 3, Slide 173, and Plat File 9, Slide 187, Records of Plats for Transylvania County in the office of the Register of Deeds for Transylvania County, North Carolina and

Together with a right of way over and across Oriole Road and all other Sherwood Forest Subdivision roads leading from the property herein conveyed to the public road, for purposes of ingress, egress and regress over and along the same.

Together with well and water rights as those rights are more particularly described in Deed Book 264, Page 530, Transylvania County Registry.

Subject to the conditions, limitations, reservations and easements of record and all other matters of record including the reservations and restrictive and protective covenants recorded in Book 220, page 183, and Book 292, page 707, Records of Deeds for Transylvania County, North Carolina, including the amended and restated supplemental declaration of covenants recorded in Book 332, page 437, Records of Deeds for Transylvania County, North Carolina.

Being all the property more particularly described in Deed Book 385, Page 729 and Deed Book 382, Page 291, Transylvania County Registry.