



2012001647

MITCHELL CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT X
\$372.00

PRESENTED & RECORDED
08-17-2012 04:38:33 PM

KATHY LAWS
REGISTER OF DEEDS
BY: KAY YOUNG
ASST

BK: RE 525
PG: 805-809

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$ 372.00

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. 0851-00-83-8884 (portion)
Verified by _____ County on the _____ day of _____
by _____

Mail after recording to Charlie A. Hunt, Jr., Attorney at Law; P.O. Box 509; Spruce Pine, NC 28777

This instrument was prepared by Charlie A. Hunt, Jr., Attorney at Law

Brief description for the Index 11.566 acres, Snow Creek Twp.

THIS DEED made this 17th day of August, 2012, by and between

GRANTOR
H. ALFRED BESSIN, by and through his attorney-in-fact, RICARDO BESSIN; and YVONNE A. BESSIN, by and through her attorney-in-fact, RICARDO BESSIN

GRANTEE
MICHAEL R. ST. GERMAIN and wife, CARRI O. ST. GERMAIN
7334 Hwy. 80 N.
Bakersville, NC 28705

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.q. 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 None, Snow Creek Township, Mitchell County, North Carolina and more particularly described as follows:

See SCHEDULE 'A' attached hereto and incorporated herein by reference.

Mitchell County
Date August 17 2012
PIN 0851-00-83-8884
Taxes PAID thru 2012
By H. R. [Signature]

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 334 at Page 441,
Mitchell County Registry, being a portion thereof.

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:

- a. Title to the property is subject to all ordinary and customary easements and rights of way for roads, highways and
utilities.
- b. Title to the property is subject to any customary easements and rights of way for roads, highways and utilities.

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.

USE BLACK INK ONLY

(Corporate Name)

By _____

President

ATTEST: _____

Secretary (Corporate Seal)

H. Alfred Bessin by Ricardo Bessin (SEAL)
H. ALFRED BESSIN, by and through his *AIF*

attorney-in-fact, RICARDO BESSIN _____ (SEAL)

Yvonne A. Bessin by Ricardo Bessin (SEAL)
YVONNE A. BESSIN, by and through his *AIF*

attorney-in-fact, RICARDO BESSIN _____ (SEAL)

SEAL-STAMP NORTH CAROLINA, _____ County.
I, a Notary Public of the County and State aforesaid, certify that _____

Use Black Ink _____ 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 _____

My commission expires: _____ Notary Public

SEAL-STAMP NORTH CAROLINA, _____ County.
I, a Notary Public of the County and State aforesaid, certify that _____

Use Black Ink _____ 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
_____ 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

SCHEDULE 'A'

BEGINNING on a 5/8th rebar set near the Southern margin of the right of way for NC Hwy. 80, said rebar being further located North 40° 30' 54" West 946.66 feet from an existing 5/8th rebar in the margin of the right of way for NC Highway 80 and in the boundary of the Bessin tract (see Deed Book 334, Page 441, Mitchell County Registry); thence running a new line South 26° 34' 48" West 518.56 feet to a rebar set; thence South 65° 11' 33" West 432.38 feet to a rebar set; thence North 85° 04' 37" West 170.01 feet to a rebar set; thence North 44° 25' 07" West 412.88 feet to a rebar set to the boundary of those lands owned now or formerly by Robert M. Myers and wife, Sally J. Myers (see Deed Book 480 at Page 391); thence running with a barbed wire fence, North 44° 46' 29" East 243.80 feet to a rebar in the fence in the Southeastern boundary of those lands owned now or formerly by Josef Zaengerle (see Deed Book 282, Page 180); thence North 49° 06' 17" East 160.21 feet to a 36" Locust in the fence line with a rebar set 10.00 feet on line each way from said 36" Locust; thence North 60° 40' 37" East 161.57 feet to a rebar; thence North 72° 42' 53" East 165.41 feet to a 48" Oak in the fence line with a 5/8th rebar set 10.00 feet on line each way from said 48" Oak; thence North 78° 47' 51" East 199.70 feet to an existing 3" pipe in the Southwestern margin of the right of way for NC Hwy. 80; thence North 78° 47' 51" East 30.16 feet to a point in the centerline of NC Hwy. 80; thence running with the centerline of NC Highway 80, along a left hand curve with a radius of 168.50 feet, a CB of South 60° 13' 50" East, a Chord Distance of 113.41 feet along an Arc of 115.67 feet to a point; thence South 79° 53' 47" East 129.25 feet to a point; thence continuing with the centerline of Highway 80 along a right hand curve with a radius of 190.00 feet, a CB of South 71° 56' 16" East, a Chord Distance of 52.61 feet along an Arc of 52.78 feet to a point; thence leaving the centerline of Highway 80 and running South 26° 34' 48" West 22.26 feet to the point of **BEGINNING**, containing 11.566 acres as shown on a survey plat prepared by Marvin J. Nunley, PLS, L-4413 on 20 July 2012 with Job No. 12-112.

STATE OF NORTH CAROLINA

COUNTY OF MITCHELL

I, Charlie A. Hunt, Jr., Notary Public, do hereby certify that **RICARDO BESSIN** attorney-in-fact, for **H. ALFRED BESSIN**, personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of **H. ALFRED BESSIN**, and that his authority to execute and acknowledge said instrument is contained in instruments duly executed, acknowledged, and recorded in the Office of the Register of Deeds for Mitchell County, North Carolina on 17th August 2012, recorded in Book 525 at Page 803, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney; that the said **RICARDO BESSIN** acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said **H. ALFRED BESSIN**.

WITNESS my hand and notarial seal this the 17th day of August, 2012.

Charlie A. Hunt, Jr.
Notary Public

My comm. exp.: 17 April 2016

(NOTARY SEAL)



STATE OF NORTH CAROLINA

COUNTY OF MITCHELL

I, Charlie A. Hunt, Jr, Notary Public, do hereby certify that **RICARDO BESSIN** attorney-in-fact, for **YVONNE A. BESSIN**, personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of **YVONNE A. BESSIN**, and that his authority to execute and acknowledge said instrument is contained in instruments duly executed, acknowledged, and recorded in the Office of the Register of Deeds for Mitchell County, North Carolina on 17 August 2012, recorded in Book 525 at Page 804, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney; that the said **RICARDO BESSIN** acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said **YVONNE A. BESSIN**.

WITNESS my hand and notarial seal this the 17th day of August, 2012.

Charlie A. Hunt, Jr
 Notary Public

My comm. exp.:

17 April 2016

(NOTARY SEAL)

