

270

490

9/27/84

248

Made To: Paul B. Welch, III, P. O. Box 1056, Brevard, N. C. 28712

The instrument was prepared by: Paul B. Welch, III

WARRANTY DEED - Form WD-602

Printed and for sale by James Williams & Co., Inc., Yadkinville, N. C. 27055

STATE OF NORTH CAROLINA, Transylvania County.

THIS DEED, Made this 17th day of September, 1984, by and between Keller Cushing Freeman and Husband, David Freeman

of _____ County and State of North Carolina, hereinafter called GRANTOR, and Barbara Ann Van Gieson, a single woman and Kathleen Van Gieson, a single woman, 28 Sic Abbott Street, Greenville, S. C. 29607

of _____ County and State of North Carolina, hereinafter called GRANTEE.

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten and no/100ths Dollars and other good and valuable considerations to him in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does give, grant, bargain, sell, convey and confirm unto the Grantee, his heirs and/or successors and assigns, premises in Little River Township Transylvania County, North Carolina, described as follows:

SEE SCHEDULE A

42301

The above land was conveyed to Grantor by M. A. Arant et ux Hallie Pratt Arant See Book No. 256, Page 851.
 TO HAVE AND TO HOLD The above described premises, with all the appurtenances thereunto belonging, or in any wise appertaining, unto the Grantee, his heirs and/or successors and assigns forever.
 And the Grantor covenants that he is seized of said premises in fee, and has the right to convey the same in fee simple; that said premises are free from encumbrances (with the exceptions above stated, if any); and that he will warrant and defend the said title to the same against the lawful claims of all persons whomsoever.

When reference is made to the Grantor or Grantee, the singular shall include the plural and the masculine shall include the feminine or the neuter.
 IN WITNESS WHEREOF, The Grantor has hereunto set his hand and seal, the day and year first above written.

Keller Cushing Freeman (SEAL) _____ (SEAL)
David Freeman (SEAL) _____ (SEAL)
David Freeman (SEAL) _____ (SEAL)
 _____ (SEAL) _____ (SEAL)

STATE OF NORTH CAROLINA, Transylvania COUNTY.

I, Faye P. Owen, a Notary Public of said County, do hereby certify that
Cushing Freeman

Grantor, personally appeared before me this day and acknowledged the execution of the foregoing deed.

Witness my hand and notarial seal, this the 17th day of September

My Commission Expires: March 19, 1989

STATE OF ~~NORTH CAROLINA~~ GREENVILLE COUNTY.

I, David Freeman, a Notary Public of said County, do hereby certify that
David Freeman

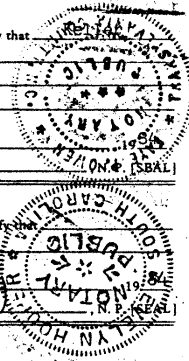
Grantor, personally appeared before me this day and acknowledged the execution of the foregoing deed.

Witness my hand and notarial seal, this the 17th day of September

My Commission Expires: Nov. 8, 1989

STATE OF NORTH CAROLINA, Transylvania COUNTY.

The foregoing certificate(s) of Evelyn Harper & Faye P Owen
 is (are) certified to be correct. This instrument was presented for registration this 27 day of Sept, 1984
 at 11:00 A. M., P. M., and duly recorded in the office of the Register of Deeds of Transylvania County,
 North Carolina, in Book 270, Page 490.
 This the 27 day of Sept, 1984
Fred H. Small By _____
 Register of Deeds Assistant, Deputy Register of Deeds



Mortgage Book

Keller Cushing Freeman and
 Husband, David Freeman

TO

Barbara Ann Van Gieson, a single
 woman and
 Kathleen Van Gieson, a single
 woman

Consideration \$10.00

Dated day of 19

KELLER CUSHING FREEMAN and Husband DAVID FREEMAN to BARBARA ANN VAN GIESON, a single woman and KATHLEEN VAN GIESON, a single woman.

Little River Township, Transylvania County.

270 492

SCHEDULE A

BEGINNING on an iron rod set at the intersection of the western edge of a gravel driveway with the southern edge of the pavement of U.S. Highway 276, and running thence with the Southern edge of the pavement of U. S. Highway 276, South 85° 56' 29" East 125.20 feet to a railroad spike, a corner of a tract of property this day conveyed by the grantees herein to the female grantor herein; thence leaving said highway and running with the line of the Freeman tract referred to above, a new line, crossing a creek and an old road, South 21° 24' 44" West 401.69 feet to an iron rod in the northeast line of a tract of property now or formerly belonging to Pamela M. Yongue, and described in a deed recorded at Deed Book 219, Page 594, Transylvania County Registry; thence, with the Yongue line, South 45° 7' 8" East 127.00 feet to a concrete monument, the Southwest corner of a tract of property now or formerly belonging to William Steinberg and described in a deed recorded at Deed Book 173, Page 641, Transylvania County Registry; thence with the Steinberg line, three calls as follows: North 16° 45' 2" East 148.96 feet to a 5/8ths inch iron rod; North 30° 36' 6" East 228.77 feet, passing near a 5/8ths inch iron rod at approximately 176.27 feet, to a 5/8ths inch iron rod; thence North 30° 36' 6" East 126.48 feet, crossing a wooden fence and the margin of a gravel driveway, to a point in the margin of the pavement of U.S. 276; thence with said margin, South 79° 23' 4" East to a point and South 83° 31' 7" East 21.93 feet to an iron rod, the point and place of BEGINNING. Containing 1.301 acres, more or less.

Also conveyed herewith is an easement for use of the grantees herein described as follows: For foot and vehicular traffic of all kinds in and over a strip of land approximately 10 feet in width from the northeast boundary of this tract to the existing home on the Freeman tract. The purpose of this easement is to permit use of this strip as a parking area for the Van Gieson home.

Retained and not conveyed herewith are two rights of way. The first is a right of way for ingress, egress, and regress for foot and vehicular traffic using the existing gravel driveway running from U. S. 276 across the land conveyed herein as well as an old road on said tract, to a tract in which the female grantee now holds fee simple absolute title. The second is a right of way for the construction, maintenance, use, and repair of a waterline from a water well, to be drilled on the tract of property described herein and to run to a tract of property retained by the female grantor. These rights of way are retained for the benefit of the female grantor and her heirs.

This is a deed of partition, and is intended to convey a one-third undivided interest in the above-described tract to the grantees. This tract is a portion of a larger tract conveyed by M. B. Arant and wife Hallie Pratt Arant to Keller Cushing Freeman, Barbara Ann Van Gieson, and Kathleen Van Gieson by deed dated 26 November, 1982, and recorded at Deed Book 256, Page 851, Transylvania County Registry. David Freeman, the husband of Keller Cushing Freeman, joins in this conveyance for the sole purpose of releasing his statutory curtesy interest in this tract, and the warranties of title herein given are not given by him.