

2007001597

TRANSYLVANIA CO, NC FEE \$20.00
STATE OF NC REAL ESTATE EXT

\$640.00

PRESENTED & RECORDED:

02-26-2007 02:17:19 PM

CINDY M OWNBEY
REGISTER OF DEEDS

BY: TERESA D MORTON
DEPUTY REGISTER OF DEEDS

BK: DOC 395

PG: 498-500

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$640.00

Return after recording to: Donald E. Jordan

Brief description for the Index: Lot 61, Unit 12, Connestee Falls

This Deed was prepared by: Donald E. Jordan, Attorney at Law

February 26, 2007

This DEED is made this 21st day of February, 2007, by and between:

GRANTOR: **WILLIAM E. DAVIS and
ELOISE B. DAVIS,
Husband and Wife**

GRANTEE: **GENE S. STEPP, JR. and
SALLEY M. STEPP,
Husband and Wife
30 Tala Court
Brevard, NC 28712**

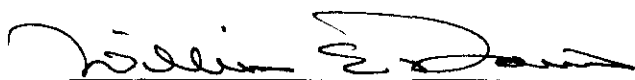
The designation Grantor and Grantee in this Deed shall include the parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.


The Grantor, for a valuable consideration paid by the Grantee (the receipt of which is acknowledged) grants, bargains, sells and conveys to the Grantee in fee simple, all of the lot or parcel of land located in Dunns Rock Township, Transylvania County, North Carolina, and as is described in the attached Exhibit A. This is all of the same property acquired by Grantor by Deed recorded in Book 178, Page 740, Transylvania County Registry. This conveyance is made subject to easements and rights of way of record, to any covenants of record, and to real property taxes for the current year.

THIS CONVEYANCE IS MADE FOR THE GRANTEE TO HAVE AND TO HOLD the Property and all privileges and appurtenances belonging to the Property in fee simple.

The Grantor covenants with the Grantee that Grantor is seized of the Property 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, subject only to the stated exceptions.

Grantor is signing this Deed as of the date specified above.


William E. Davis

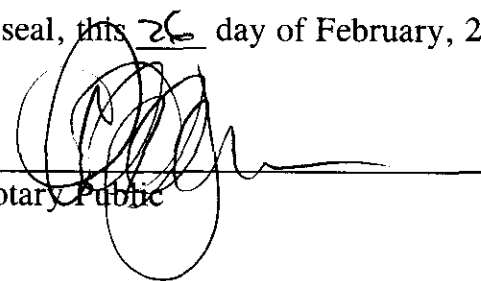

Eloise B. Davis

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, Donald E. Jordan, a Notary Public of the specified County and State, certify that William E. Davis and Eloise B. Davis personally appeared before me this day and acknowledged the voluntary execution of this Deed.

Witness my signature and official stamp or seal, this 26 day of February, 2007.

My commission expires: August 30, 2009


Notary Public

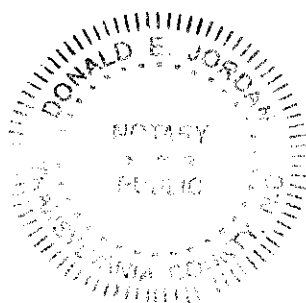


EXHIBIT "A"

All of Lot Number 61, in Unit 12 of Connestee Falls Development as shown by the Plat recorded in Plat File 10, Slide 259, Records of Plats for Transylvania County, North Carolina.

This conveyance is subject to the Declaration of Restrictive Covenants by Connestee Falls Development Corporation, as originally recorded in Deed Book 189, Page 443 of the Transylvania County Registry, and as the Covenants have since been supplemented, amended, and restated.

Subject to a right-of-entry for improvements, and to rights-of-way for roads and utilities in place or of record.