

2011000309
 TRANSYLVANIA CO, NC FEE \$25.00
 STATE OF NC REAL ESTATE EXT
\$310.00
 PRESENTED & RECORDED
 01-19-2011 04:44:15 PM
 CINDY M OWNBEY
REGISTER OF DEEDS
 BY: TERESA D MORTON
DEPUTY REGISTER OF DEEDS
 BK: DOC 563
 PG: 843-845

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 310.00

Parcel Identifier No. 8585-58-0921-000 Verified by _____ County on the ____ day of _____
By: _____ 1-19-2011 OW ²⁰_____

Mail/Box to: Brian P. Philips, P.A., 30 N Country Club Road, P.O. Box 432, Brevard, NC 28712

This instrument was prepared by: Brian P. Philips, P.A., 30 N Country Club Road, P.O. Box 432, Brevard, NC 28712

Brief description for the Index: _____

THIS DEED made this 10th day of January, 2011 by and between

GRANTOR

Earl P. Crow, Jr. and wife,
Shirley Y. Rawley
2110 Widgeon Ct.
Winston Salem, NC 27106

GRANTEE

Katherine W. Flanagan
43 Hart Road
Pisgah Forest, NC 28768

Enter in appropriate block for each Grantor and Grantee: name, mailing 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 _____, Brevard Township, Transylvania County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

The property hereinabove described was acquired by Grantor by instrument recorded in Book 162 page 782.

All or a portion of the property herein conveyed ___ includes or X does not include the primary residence of a Grantor.

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.

By: _____ (Entity Name) Earl P. Crow, Jr. (SEAL) ✓
 Print/Type Name: Earl P. Crow, Jr.

By: _____ (Entity Name) Shirley Y. Rawley (SEAL) ✓
 Print/Type Name & Title: Shirley Y. Rawley

By: _____ (Entity Name) _____ (SEAL)
 Print/Type Name & Title: _____ Print/Type Name: _____

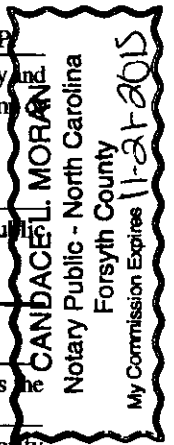
By: _____ (Entity Name) _____ (SEAL)
 Print/Type Name & Title: _____ Print/Type Name: _____

State of North Carolina - County or City of : Forsyth

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that Earl P. Crow, Jr. and wife, Shirley Y. Rawley 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 seal this 18th day of January, 2011.

My Commission Expires: 11-21-2015
(Affix Seal)

Candace J. Moran Notary Public
Notary's Printed or Typed Name



State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ 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: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

EXHIBIT "A"

BEGINNING at a stake on the South margin of Miner Street, said stake standing 158 feet from the backside of the West curb of Maple Street; and runs thence South 19 deg. 30 min. East 108 feet to a stake in the Judson McCrary line; thence with the McCrary line, South 77 deg. 28 min. West 50 feet to a stake at the S.P. Verner line; thence with the Verner line, North 19 deg. 30 min. West 108 feet to a stake on the South margin of Miner Street; thence North 77 deg. 28 min. East with Miner Street to the **BEGINNING**.

Being a part of Lot No. 3 of T.M. Mitchell land, as shown by map made by the Eagle Engineering Company, and recorded in Deed Book No. 33, Page 135.

This description made according to plat by T.N. Davis, RLS, dated June 23, 1944, which plat is on file with the Brevard Federal Savings and Loan Association.