



2012006898

TRANSYLVANIA CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
12-27-2012 09:37:14 AM

CINDY M OWNBEY
REGISTER OF DEEDS

BY: BEVERLY MCJUNKIN
DEPUTY REGISTER OF DEEDS

BK: DOC 638

PG: 356-359

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax:

*No Title Examination and No Closing performed by Preparer

Parcel Identifier No. _____

Mail/Box to: Michael E. Ciochina WATSON BAILEY CIOCHINA, LLP 32 Orange Street Asheville, North Carolina 28801

This instrument was prepared by: Michael E. Ciochina WATSON BAILEY CIOCHINA, LLP 32 Orange Street Asheville, North Carolina 28801, by information provided.

Brief description for the Index: : Lot 10 (PIN: 8561-28-1396-000), Lot 15 (PIN: 8561-18-9328-000) and Lot 21 (8561-08-9756-000) of Joshua Summit Subdivision; Lot 1 (PIN: 8560-09-1348-000), Lot 2 (PIN: 8560-08-1861-000), Lot 3 (PIN: 8560-08-2942-000), of Falling Waters Estates at Indian Camp Mountain, Inc. Subdivision; and, PIN: 8561-17-3608-000; PIN: 8561-07-8422-000; PIN: 8561-07-4862-000 of the subdivision of Charles E. Finkel.

THIS DEED made this ____ day of November, 2012, by and between

GRANTOR	GRANTEE
Charles E. Finkel	Charles E. Finkel, Husband P.O. Box 897 3939 Pickens Hwy. Rosman, NC 28772 And Stacey P. Ravid, Wife.

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

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

The property hereinabove described was acquired by Grantor by instrument recorded in Book 519, page 654-657, Transylvania County, North Carolina Registry.

A map showing the above described property is recorded in Plat Book _____, page _____, Transylvania County Registry.

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Charles E. Finkel

(SEAL)

Charles E. Finkel

(SEAL)

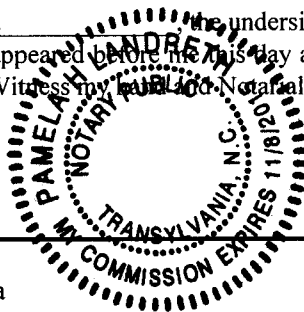
(SEAL)

(SEAL)

State of North Carolina - County of Transylvania

I, Pamela H Landreth, the undersigned Notary Public of the County and State aforesaid, certify that CHARLES E. FINKEL 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 or seal this 27th day of November, 2012. December

My Commission Expires: 11-8-15



Pamela H Landreth

Notary Public

State of North Carolina - County of Transylvania

I, _____, the undersigned Notary Public of the County and State aforesaid, certify that _____ 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 or seal this _____ day of November, 2012.

My Commission Expires: _____

Notary Public

EXHIBIT "A"

TRACT I:

BEING ALL of Tract A-1, consisting of 23.24 acres, of Indian Camp Mountain, Inc. as shown on a plat of Indian Camp Mountain, Inc. recorded in Plat File 8, Slide 520, Records of Plats for Transylvania County, North Carolina, reference to which is hereby made for a more complete description thereof.

Subject to Restrictive Covenants recorded in Deed Book 313, Page 595, Transylvania County Registry and to all matters shown on the plat above referred to, except those provisions entitled Road Maintenance and Land Owners Association contained in the said Restrictive Covenants shall not be applicable to this tract.

Being all of that property as described in Deed Book 406 at Page 439, Transylvania County Registry.

TRACT II:

Being all of Tracts "A", "B", and "C" of the subdivision of Charles E. Finkel as shown on a plat thereof recorded in Plat File 10, Slide 342, Records of Plats for Transylvania County.

Being all of that property as described in Deed Book 151 at Page 429 and in Document Book 189, at Page 791, Transylvania County Registry.

TRACT III:

Being all of Lots 10, 15, and 21 of Joshua Summit Subdivision of a portion of the property of S.W. Mann, Trustee, as shown on a plat thereof recorded in Plat File 2, Slides 363-363 B, Records of Plats for Transylvania County.

There is also conveyed hereby a right of way to the private road known as Sagar Road over and along the road rights of way shown on the recorded plat hereinabove referred to and also over and along the private road which currently extends from Joshua Summit Subdivisions to Sagar Road, and there is also conveyed hereby a road right of way over and along Sagar Road to the public road, both of said rights of way to be for travel of all kinds, on foot and with all types of vehicles, with the right of ingress, egress and regress over and along the same in common with all others entitled to the use thereof, with it being understood and agreed that the use of the road rights of way herein conveyed shall be subject to all of the terms of a road right of way agreement recorded in Book 258, page 569, and Book 260, page 588. Records of Deeds for Transylvania County.

This conveyance is made subject to the following:

1. All road rights of way and other matters shown on the plat hereinabove referred to.
2. The restrictive and protective covenants and easements recorded in Book 275, Page 529, as modified in Book 287, page 155. Records of Deeds for Transylvania County.
3. All rights of way for public utilities which may currently traverse the property.
4. The rights of way of all utility lines which may currently traverse the property.

The covenants of title hereinafter set forth shall not be applicable to that portion of the lot hereinabove described which is located south and west of Line A-B which extends across a portion of the property as shown on the plat hereinabove referred to as it is the intent of the Grantor to quitclaim only the Grantor's interest in that portion of said lot which is located south and west of Line A-B.

Being all of that property as described in Document Book 455 at Page 410 and Document Book 513 at Page 817, Transylvania County Registry.