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Filed for registration on the 7 day of July 1995 at 11:00 o'clock AM and registered and verified on the 7 day of July 1995 in Book No: 389 of page 51
Julie Calloway
Register of Deeds, Transylvania County

J

Excise Tax 256⁰⁰ 000389 000511
Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.
Verified by County on the 7 day of July 1995
by

Mail after recording to R. Kelly Calloway, Jr.
104 First Avenue East, Ste. B, Hendersonville, NC 28792
This instrument was prepared by Richard N. Adams
Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 30th day of June, 1995, by and between

GRANTOR	GRANTEE
DONNA ARLENE ROBINSON (Single)	DOUGLAS KEITH HARRIS and wife, ELLEN PRATT HARRIS 48 Franklin Street Brevard, NC 28712

Enter in appropriate block for each party: name, 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 Attached Exhibit A

The property hereinabove described was acquired by Grantor by instrument recorded in

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:

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.

(Corporate Name) (SEAL)
BY: (SEAL)
President (SEAL)
ATTEST: (SEAL)
Secretary (Corporate Seal) (SEAL)
USE BLACK INK ONLY

SEAL-STAMP
NORTH CAROLINA, Transylvania County.
I, a Notary Public of the County and State aforesaid, certify that DONNA ARLENE ROBINSON (Single)
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this 30th day of June, 1995.
My commission expires: 1-12-2000 R Kelly Callaway Jr Notary Public

SEAL-STAMP
NORTH CAROLINA, County.
I, a Notary Public of the County and State aforesaid, certify that
personally came before me this day and acknowledged that 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 its
President, sealed with its corporate seal and attested by as its Secretary.
Witness my hand and official stamp or seal, this day of, 19.....
My commission expires: Notary Public

The foregoing Certificate(s) of R Kelly Callaway Jr

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.
Vickie L. Lillard REGISTER OF DEEDS FOR Transylvania COUNTY
By Deputy/Assistant - Register of Deeds

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EXHIBIT "A"

BEGINNING at an existing iron pin set at the North margin of the right-of-way for Franklin Street (a public street) near the center of a shared gravel drive and also marking the Southeast corner of the Russel property (see Deed Book 94, Page 76 Transylvania County Registry) running thence with the line of Russel North 31 deg. 47 min. 50 sec. West 174.23 feet to an existing concrete monument; thence leaving the line of Russel and running with the line of the Brevard Davidson River Presbyterian Church (see Deed Book 46, Page 101 and Deed Book 100, Page 302 Transylvania County Registry) North 55 deg. 44 min. 42 sec. East 100.04 feet to an existing concrete monument; thence leaving the line of the Brevard Davidson River Presbyterian Church and running with the line of Kilpatrick (see Deed Book 125, Page 195 Transylvania County Registry) South 51 deg. 00 min. 00 sec. East 177.35 feet to an existing iron pin set at the North margin of the right of way for Franklin Street; thence generally with the above referenced margin the following two (2) calls: (1)-South 49 deg. 18 min. 17 sec. West 79.27 feet to an existing iron pin; and (2)-South 59 deg. 04 min. 56 sec. West 79.97 feet to an existing iron pin being the point and place of BEGINNING, containing 0.52 acre as more particularly described and shown on an unrecorded survey and plat by Fulton V. Clinkscales, Jr., RLS, dated June 22, 1995, drawing #HNC-15367.

BEING all of Lot # 35 and Lot #36 of the Franklin Park Improvement Company as shown on a Plat recorded in Plat Book 1, Page 71, Transylvania County Registry.

BEING all of the property described in Deed Book 358, Page 729, Transylvania County Registry.

property address: 48 Franklin Street
Brevard, North Carolina 28712

DKA
CPH