

31142 P246

North Carolina, Henderson County The foregoing certificate(s) of

Susan L. Coe
Notary Public (Notaries Public) is/are certified to be correct, this instrument presented for registration and recorded in this office this 6 day of June, 2003 at 9:40 in book 1142, page 246 am.

Nedric W. Miles Register of Deeds
Sybil Strickland (Assistant Deputy)

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax	Recording Time, Book and Page
Tax Lot No. _____	Parcel Identifier No. _____
Verified by _____	County on the _____ day of _____
by _____	

→ Mail after recording to Adam L. Shealy, Van Winkle, Buck, Wall, Starnes, Davis, P.A.
Post Office Box 7376, Asheville, NC 28802-7376

This instrument was prepared by Adam L. Shealy, Van Winkle, Buck, Wall, Starnes, Davis, P.A.

Brief description for the Index (DEED PREPARATION ONLY)

THIS DEED made this 29th day of May, 2003, by and between

GRANTOR	GRANTEE
PATRICIA H. MICHAL, a Married Woman	PATRICIA HALL MICHAL, TRUSTEE OF THE PATRICIA HALL MICHAL TRUST DATED FEBRUARY 21, 2003
	Address: Patricia Hall Michal, Trustee 240 General Hill Road Flat Rock, NC 29731

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 _____, HENDERSONVILLE Township, HENDERSON County, North Carolina and more particularly described as follows:

See EXHIBIT A attached hereto and incorporated herein by reference.

PATRICIA H. MICHAL is a married woman whose husband is LEO GENE SMITH. PATRICIA H. MICHAL and LEO GENE SMITH entered into a Premarital Agreement on June 7, 1991, which provides, in part, that the Separate Property of each of them remained their Separate Property after their marriage, that each of them waived and released any interest in or right to the Separate Property of the other and that each of them had the right to transfer, convey or mortgage real property which is his or her Separate Property without the necessity of the other party executing any such deed, mortgage or other document with respect to such real property. A Memorandum of Premarital Agreement dated February 21, 2003, and recorded in Book 1131, at Page 168, Henderson County Registry, reflects this agreement of the parties. **The lot or parcel of land described in this deed is the Separate Property of PATRICIA H. MICHAL.**

The property hereinabove described was acquired by Grantor by instrument recorded in BOOK 710, AT PAGE 241,
HENDERSON COUNTY REGISTRY

A map showing the above described property is recorded in Plat Cabinet A Slide 70A

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:

Easements, covenants, conditions and restrictions of record and utilities physically located on the property.

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.

USE BLACK INK

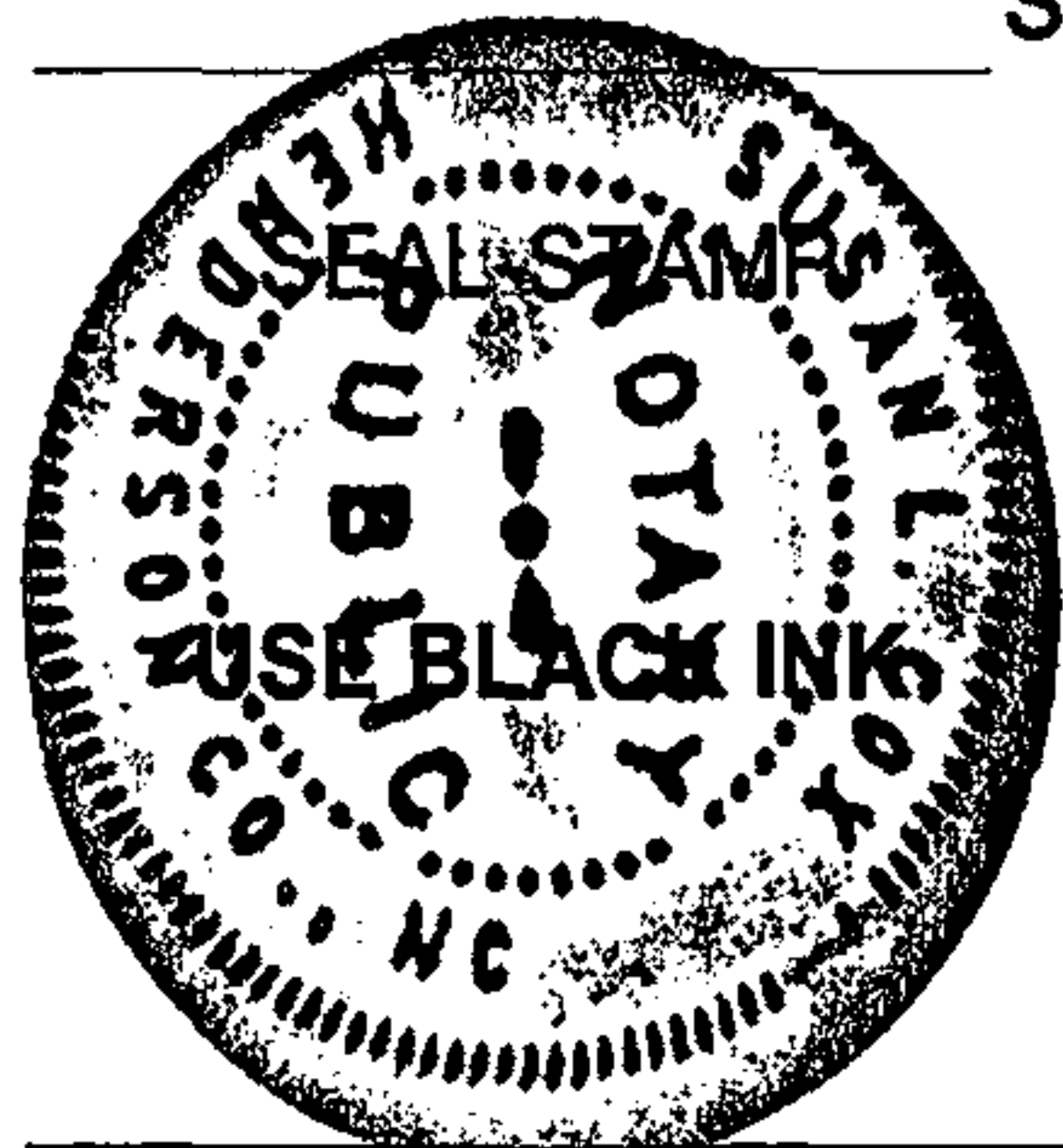
(Corporate Name) Patricia H. Michal (SEAL)
PATRICIA H. MICHAL

By: _____ (SEAL)

President

ATTEST: _____ (SEAL)

Secretary (Corporate Seal) _____ (SEAL)



NORTH CAROLINA, HENDERSON County.
I, a Notary Public of the County and State aforesaid, certify that PATRICIA H. MICHAL
Grantor,
personally appeared before me this day and acknowledged the execution of the foregoing
instrument. Witness my hand and official stamp or seal, this 29th day of May,
2003.
My commission expires: 6-3-2004 [Signature] Notary Public

SEAL-STAMP

USE BLACK INK

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 _____,
My commission expires: _____ Notary Public

The foregoing Certificate(s) of _____

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.

REGISTER OF DEEDS FOR HENDERSON COUNTY

By _____ Deputy/Assistant – Register of Deeds

EXHIBIT A**DESCRIPTION OF PROPERTY CONVEYED BY PATRICIA H. MICHAL TO
PATRICIA HALL MICHAL, TRUSTEE OF THE PATRICIA HALL MICHAL TRUST
DATED FEBRUARY 21, 2003**

BEGINNING at a 16 inch Twin White Oak, the Beginning point in that tract of land conveyed by Robert P. Hall and wife, Nina Hall, to Nina Hall as recorded in Deed Book 571, at Page 197, said 16 inch Twin White Oak being the corner of the Adden property as recorded in Deed Book 504, Page 547, Henderson County Registry; running thence with an old fence line South 36 deg. 37 min. 34 sec. East 451.61 feet to an iron pin; thence leaving the original boundary and the old fence and running thence South 49 deg. 32 min. 43 sec. West 77.01 feet to an iron pin; thence North 56 deg. 13 min. 10 sec. West 248.33 feet to an iron pin; thence South 64 deg. 27 min. 16 sec. West 67.22 feet to an iron pin; thence South 01 deg. 59 min. 26 sec. West 155.16 feet to an iron pin; thence South 57 deg. 44 min. 14 sec. West 227.25 feet to a Quad. Poplar; thence South 72 deg. 17 min. 21 sec. West 369.10 feet and passing through an iron pin at 335.25 feet to a point in the original outside boundary of that property known as Tract No. 1 and recorded in Deed Book 571, at Page 197; thence North 09 deg. 52 min. 28 sec. East 855.23 to a stone; thence North 26 deg. 07 min. 32 sec. West 53.62 feet to an iron pin; thence South 67 deg. 36 min. 28 sec. East 521.67 feet to the point and place of BEGINNING, containing 8.99 acres and further identified as Tract No. 1 on that survey for Patricia H. Jones, Executrix of the Estate of Nina K. Hall, Hendersonville Township, Henderson County, North Carolina, by Matheson, Hintz & Associates and dated December, 1980, and further identified as Job No. 80-067, and recorded in Plat Cabinet A, Slide 70A, Henderson County Registry.

BEING the identical property described in deed dated November 25, 1987, from Robert Alwin Hall (separated) to Patricia H. Michal, recorded in Book 710, at Page 241, Henderson County Registry.