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Filed for registration on the 27 day of January
20 03 at 2:26 o'clock P. m. and registered and
verified on the 27 day of Jan 2003
in book no. 143 of page 74
Cindy M. Capps
Register of Deeds, Transylvania County
By: Paige Capps, Deputy

REAL ESTATE EXCISE
TAX PAID: \$850.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$850.00

Parcel Identifier No. _____ Verified by _____ County on the 27 day of January, 2003
By: _____

Mail/Box to: Donald E. Jordan

This instrument was prepared by: Donald E. Jordan, Attorney

Brief description for the Index: 31.62 acres

THIS DEED made this 27 day of January, 2003, by and between

GRANTOR

STELLA PATRICIA EPPS and
R. TIMOTHY EPPS,
Wife and Husband

GRANTEE

TERRY L. BARHAM

10 Far Hills Terrace
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~~ Little River Township, Transylvania County, North Carolina and more particularly described as follows:

as described in Exhibit "A" attached.

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

A map showing the above described property is recorded in Plat ~~Book~~ File 10, ~~Page~~ Slide 11.

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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.

(Entity Name) _____ (SEAL)
By: _____ (SEAL)
Title: _____
By: _____ (SEAL)
Title: _____
By: _____ (SEAL)
Title: _____

State of North Carolina - County of Transylvania
I, the undersigned Notary Public of the County and State aforesaid, certify that Stella Patricia Epps and R. Timothy Epps 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 27 day of January, 2003.
My Commission Expires: Aug. 30, 2004
Notary Public

State of North Carolina - County of _____
I, the undersigned Notary Public of the County 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 each entity, he signed the forgoing 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: _____
Notary Public

State of North Carolina - County of _____
I, the undersigned Notary Public of the County and State aforesaid, certify that _____
Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.
My Commission Expires: _____
Notary Public

The foregoing Certificate(s) of Donald E Jordan 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.
Cindy M. Ownbey Register of Deeds for Transylvania County
Deputy/Assistant - Register of Deeds

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EXHIBIT "A"

All of the 31.62 acre tract of land described in the Survey recorded in Plat File 10, Slide 11, records of Plats for Transylvania County in the office of the Register of Deeds for Transylvania County, North Carolina.

This conveyance is made together with the right to use the roadway as described in the Deeds recorded in Book 3, Page 705, and Book 3, Page 708, subject to the restrictions set forth in those Deeds, and subject to the rights of others to the joint use of the road. This conveyance is also made subject to the right of way for Cascade Lake Road.

Grantors convey and quitclaim to Grantee (but do not warrant title) the strip of property immediately to the north of the 31.62 acres, approximately 50 feet wide, and consisting of the northernmost portion of the real property conveyed to Rice in the Deed recorded in Book 101, Page 172. The location for this line is marked by a series of iron rods shown on the Plat recorded in Plat File 6, Slide 372.