



2016004182

TRANSYLVANIA CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$580.00

PRESENTED & RECORDED  
08-29-2016 01:01:31 PM

CINDY M OWNBEY  
REGISTER OF DEEDS

BY: KARIN SMITH  
DEPUTY REGISTER OF DEEDS

BK: DOC 775

PG: 103-105

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$580.00

Parcel Identifier No. \_\_\_\_\_ Verified by jm County on the 29 day of August, 2016  
By: \_\_\_\_\_

Mail/Box to: Ramsey & Pratt, P.A., 35 North Gaston Street, Brevard, NC 28712

This instrument was prepared by: MICHAEL K. PRATT - No Title Search Performed by Preparer

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 17th day of August, 2016, by and between

**GRANTOR**

CLEVELAND L. BROWN and wife, CAMILLA RAY  
BROWN

276 Cambridge Drive  
Brevard, NC 28712

**GRANTEE**

E. LOUISE HYDE LABUS and husband, JAMES B.  
LABUS

4764 Kings Down Road  
Dunwoody, GA 30338

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

BEING ALL OF THE SAME LAND DESCRIBED ON THE PAGE WHICH IS ATTACHED HERETO, DESIGNATED AS EXHIBIT "A" AND INCORPORATED HEREIN BY REFERENCE.

All or a portion of the property herein conveyed X includes or \_\_\_\_\_ does not include the primary residence of the Grantor. 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 File \_\_\_\_\_ Slide \_\_\_\_\_.

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:

Easements, restrictions and rights of way of record, and those matters set forth in Exhibit "A" attached hereto.

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

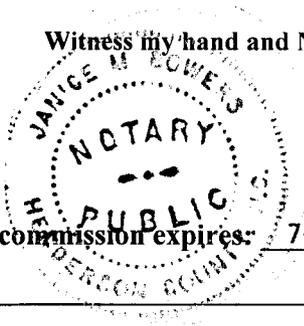
Cleveland L. Brown (SEAL)  
CLEVELAND L. BROWN

Camilla Ray Brown (SEAL)  
CAMILLA RAY BROWN

State of North Carolina - County of Henderson

I, the undersigned Notary Public of the State and County aforesaid, certify that CLEVELAND L. BROWN and wife, CAMILLA RAY BROWN, 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 18th day of August, 2016.



Janice M. Bowers  
Signature of Notary Public

My commission expires: 7-26-2019

Janice M. Bowers  
Printed or typed name of Notary Public

## **EXHIBIT "A" TO A DEED FROM BROWN TO LABUS**

Being all of Lot 61 (Revised) of Phase I of the Meadows at Deerlake Village as shown on a plat thereof recorded in Plat File 10, Slide 480, Records of Plats for Transylvania County (on which said lot is incorrectly referred to as being Lot 61). Lot 61 (Revised) is a combination of former Lot 61 of Phase I of the Meadows at Deerlake Village as shown on a plat thereof recorded in Plat File 6, Slide 280, Records of Plats for Transylvania County, with an additional parcel of land which is south of and adjacent to said lot into a single lot which is now known as Lot 61 (Revised) of Phase I of the Meadows at Deerlake Village.

This conveyance is made subject to all easements and other matters shown on the recorded plat hereinabove referred to and to the Amended and Restated Declaration of Covenants, Conditions, and Restrictions Governing Deerlake Village recorded in the office of the Register of Deeds for Transylvania County in Document Book 376, page 267, as corrected and rerecorded in Document Book 438, page 53.

Being all of the same land described in a deed dated February 17, 2012, and recorded in the office of the Register of Deeds for Transylvania County in Document Book 603, page 754, from Jean B. Fuhrer, Trustee of the Jean B. Fuhrer Trust dated the 27th day of April, 1994, to Cleveland L. Brown and wife, Camilla Ray Brown.