

2007000939



TRANSYLVANIA CO, NC FEE \$20.00
STATE OF NC REAL ESTATE EXT

\$270.00

PRESENTED & RECORDED:

02-02-2007 02:24:12 PM

CINDY M OWNBEY
REGISTER OF DEEDS
BY: KARIN SMITH
DEPUTY REGISTER OF DEEDS

BK:DOC 392

PG:150-152

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$270.00

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20____
By: _____ *2/2/07 DW*

Mail/Box to RAMSEY & PRATT, P.A., ONE NORTH GASTON STREET, BREVARD, NC 28712

This instrument was prepared by: GAYLE E. RAMSEY

Brief description for the Index: _____

THIS DEED made this 15th day of January, 2007, by and between

GRANTOR

MOUNTAIN BROOK PARTNERS, LLC,
a North Carolina limited liability company

GRANTEE

ANNE S. WALKER

618 NE 16 Terrace
Ft. Lauderdale, FL 33304

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 n/a, Catheys Creek 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.

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 _____ 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, other than the following exceptions:

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

MOUNTAIN BROOK PARTNERS, LLC,
a North Carolina limited liability company

By Arthur G. Fisher member/manager
ARTHUR G. FISHER, Member-Manager

State of North Carolina,
County of Transylvania.

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he and/or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: ARTHUR G. FISHER

Date: 1/23/07

Wanda A Bryson
Signature of Notary Public

WANDA A. BRYSON
Printed or typed name of Notary

My commission expires: 9-29-08

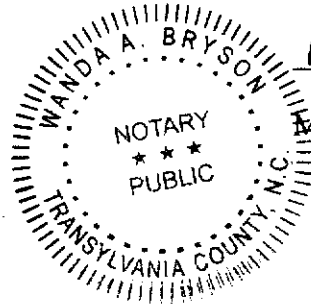


EXHIBIT 'A' TO A DEED FROM MOUNTAIN BROOK PARTNERS, LLC, TO WALKER

Being all of Lot 37 containing 1.038 acres, more or less, of Mountain Brook as shown on a plat thereof recorded in Plat File 11, Slides 966-971, Records of Plats for Transylvania County.

Together with a right of way to Country Club Road (NCSR 1113) over and along the subdivision roads shown on the recorded plat hereinabove referred to.

This conveyance is made subject to all easements and other matters shown on the recorded plat hereinabove referred to and to the Declaration of Restrictive and Protective Covenants for Mountain Brook recorded in the office of the Register of Deeds for Transylvania County in Document Book 384, page 311.