

TRANSLYVANIA COUNTY 0 4 2 5 4 3  
 STATE OF NORTH CAROLINA  
 MAR 26 '93  
 P.B. 10701  
 Real Estate Excise Tax  
 100.00

Filed for registration on the 26 day of March  
 1993 at 3:35 o'clock P.M. and registered and  
 verified on the 26 day of March 1993  
 In Book No. 360 of page 712  
Vince K Edwards  
 Register of Deeds, Transylvania County

003360 712 Excise Tax \$100.00

Recording Time, Book and Page

Tax Lot No. .... Parcel Identifier No. ....  
 Verified by ..... County on the 26 day of March, 1993  
 by ..... DW

Mail after recording to ..... WHITE & DALTON  
 PO Box 1589, Brevard, NC 28712  
 This instrument was prepared by ..... William R. White  
 Brief description for the Index

**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this 24th day of March, 1993, by and between

GRANTOR  
 SYNERGISTICS, LTD.  
 (A North Carolina Corporation)

GRANTEE  
 WILLIAM STEINBERG REVOCABLE TRUST  
 U/T/A June 18, 1980

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 ~~XXXXX~~ Little River Township, Transylvania County, North Carolina and more particularly described as follows:

BEING AND COMPREHENDING ALL OF THAT PROPERTY DESCRIBED ON THE PAGE ATTACHED HERETO, MARKED EXHIBIT "A", AND INCORPORATED HEREIN BY REFERENCE.

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.

SYNERGISTICS, LTD. (Corporate Name)
By: [Signature] President
ATTEST: [Signature] Secretary (Corporate Seal)

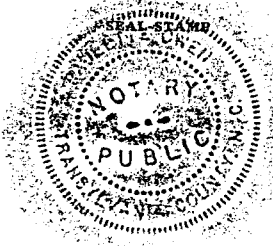
USE BLACK INK ONLY

(SEAL)
(SEAL)
(SEAL)
(SEAL)

SEAL-STAMP

NORTH CAROLINA, ..... County.

I, a Notary Public of the County and State aforesaid, certify that ..... Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this ..... day of ....., 19..... My commission expires: ..... Notary Public



NORTH CAROLINA, ..TRANSYLVANIA..... County.

I, a Notary Public of the County and State aforesaid, certify that WILLIAM R. WHITE, Assistant Secretary of SYNERGISTICS, LTD., 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 him as its Assistant Secretary. Witness my hand and official stamp or seal, this ..... day of March, 1993. My commission expires: 5-6-96 Paullette Owen Notary Public

The foregoing Certificate(s) of Paullette Owen

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.

Udini Edwards REGISTER OF DEEDS FOR Transylvania COUNTY
By ..... Deputy/Assistant - Register of Deeds

## EXHIBIT "A"

BEGINNING on a concrete monument stamped "Monument 93-04" which lies South of Reasonover Road (SR 1560) in what is known as the Idlewild Subdivision, located South 78 deg. West 25.5 feet from an 18 inch Spanish Oak on the West side of Spanish Oak Drive and also South 10 deg. 59 min. 50 sec. West 1478.24 feet from a Westernmost of two wells located on the 22.48 acre tract formerly owned by Garren; and running thence from the concrete monument aforementioned, North 58 deg. 52 min. 16 sec. West 406.25 feet to an iron rod set; thence North 82 deg. 20 min. 59 sec. West 228.97 feet to an iron rod set; thence South 89 deg. 31 min. 47 sec. West 212.00 feet to an iron rod set; thence North 86 deg. 46 min. 35 sec. West 139.31 feet to an iron rod set; thence South 71 deg. 23 min. 43 sec. West 111.05 feet to a 1/2 inch iron rod found; thence South 05 deg. 23 min. 56 sec. West with a white painted line, 389.98 feet, crossing a branch to the concrete monument set in the Western boundary of the Garren property described in Deed Book 156 at Page 166 in the Transylvania County Registry said concrete monument also standing North 5 deg. 23 min. 56 sec. East 1535.14 feet from a painted stone found, painted white at corner witness trees; the Southwest corner of that property described in Deed Book 156 at Page 166 in the Transylvania County Registry, and running thence from said concrete monument recrossing the branch, South 81 deg. 23 min. 02 sec. East 908.11 feet to a concrete monument set in the West right of way margin of Spanish Oak Drive leading from Idlewild Subdivision and Reasonover Road (SR 1560); thence South 80 deg. 46 min. 23 sec. East 30.26 feet to a nail set in the center of said road; thence up and with the center of said road six (6) calls as follows: North 4 deg. 44 min. 14 sec. East 58.84 feet to a point; North 14 deg. 15 min. 28 sec. East 43.27 feet to a point; North 25 deg. 47 min. 19 sec. East 64.98 feet to a point; North 32 deg. 30 min. 31 sec. East 98.21 feet to a point; North 44 deg. 44 min. 06 min. East 57.68 feet to a point; thence North 59 deg. 31 min. 47 sec. East 35.68 feet to a nail set where the right of way intersects the Northeastern corner of the lot herein described, and running thence from said nail in the center of Spanish Oak drive, North 58 deg. 38 min. 35 sec. West 32.71 feet to a concrete monument and the point of BEGINNING, as surveyed and platted by E. Roger Raxter, RLS, on an unrecorded plat dated January 23, 1993. Containing 10.21 acres, more or less, and being designated as Tract No. 35 of Idlewild Subdivision and being a portion of the Robert E. Garren property as described as recorded in Deed Book 156 at Page 166 in the Transylvania County Registry.

The Grantors further give, grant and convey unto the Grantees, their heirs and assigns, the right to use a 50 foot road right of way leading from Lot Nos. 25 and 26 of Idlewild Subdivision II in a Southerly direction to the Northeastern corner of the tract aforementioned, said right of way being 25 feet on either side of the centerline and more particularly described as follows: BEGINNING on a point in the center of Spanish Oak Drive (an existing soil road), said point being the Southwestern corner of Lot No. 25 of Idlewild Subdivision and the Southeastern corner of Lot No. 26 of said subdivision as depicted in Plat File No. 3 at Slide No. 233 in the Transylvania County Registry, and running thence with the center of the existing soil road as follows: South 5 deg. 12 min. 23 sec. West 87.57 feet to a point; South 14 deg. 50 min. 12 sec. West 164.78 feet to a point; South 9 deg. 19 min. 39 sec. West 40.58 feet to a point; South 3 deg. 14 min. 48 sec. East 75.79 feet to a point; South 14 deg. 12 min. 07 sec. East 85.24 feet to a point; South 7 deg. 57 min. 58 sec. East 138.08 feet to a point; South 13 deg. 57 min. 09 sec. East 87.88 feet to a point; South 25 deg. 26 min. 33 sec. East 47.33 feet to a point; South 41 deg. 18 min. 50 sec. East 85.19 feet to a point; South 51 deg. 26 min. 33 sec. East 61.19 feet to a point; South 59 deg. 40 min. 42 sec. East 57.01 feet to a nail found in the center of said soil road, a Southwestern corner of the 22.48 acres referenced in the description; thence still with the center of the soil road, South 63 deg. 16 min. 11 sec. East 71.92 feet to a point; South 46 deg. 23 min. 56 sec. East 49.45 feet to a point; South 34 deg. 37 min. 38 sec. East 43.22 feet to a point; South 19 deg. 03 min. 35 sec. East 206.52 feet to a point; South 6 deg. 52 min. 37 sec. East 65.51 feet to a point; South 4 deg. 08 min. 47 sec. West 65.39 feet to a point; South 00 deg. 32 min. 42 sec. East 84.44 feet to a point; South 14 deg. 04 min. 07 sec. East 180.34 feet to a point; South 3 deg. 5 min. 54 sec. West 71.83 feet to a point; South 47 deg. 42 min. 54 sec. West 191.92 feet to a point; thence South 64 deg. 11 min. 15 sec. West 73.56 feet to the nail set in the center of the soil road at a point where the Eastern boundary of said 10.21 acre tract intersects with the center of this roadway; that the said roadway continues 50 feet wide, 25 feet on either side of the centerline with the centerline with the centerline being the Eastern boundary of the 10.21 acre tract described above; that said right of way shall be used in common with other persons having a legal right to use and especially the lot owners in Idlewild Subdivision.

The Grantor further gives, grants and conveys unto the Grantees, their heirs and assigns, the right to use the roadways as depicted on that certain plat found in Plat File No. 3 at Slide No. 233 in the Transylvania County Registry for the purpose of ingress and egress from Reasonover Road (SR 1560) to the above described tract, said right of way to be used in common with others having a legal right to use same.

This conveyance is conveyed subject to the same Restrictive Covenants of Idlewild Subdivision which are more fully described in Deed Book 291 at Page 56 in the Transylvania County Registry, and all amendments thereto.