TRANSYLVANIA COUNTY 005570 STATE OF NORTH CAROLINA NOV 28'88 R.E. 1076 Real Estate Excise Tax $40.00

Filed for registration on the 28 day of Nov
19 88 at 12:30 o'clock P M, and registered and
verified on the 28 day of Nov 19 88
In Book No. 312 of page 14
Fred H Israel
Register of Deeds, Transylvania County

Straight/House 312 4

Excise Tax 40 00

Recording Time, Book and Page

Tax Lot No. ..... Parcel Identifier No. .....

Verified by Transylvania County on the ..... day of October, 19 88

by ..... November 28, 1988 DW

Mail after recording to CILLEY & PERKINS
P. O. Box 427, Brevard, NC 28712

This instrument was prepared by Robert S. Cilley

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 13th day of October, 19 88, by and between

GRANTOR	GRANTEE
PHYLLIS V. CURRY, (Widow), Trustee under an agreement dated March 29, 1974	MARIO ARGIRO and wife, PHYLLIS KAY ARGIRO 405 Coral Way Ft. Lauderdale, FL 33301

062562

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.q. 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 ....., Dunns Rock Township, Transylvania County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A" FOR DESCRIPTION

N. C. Bar Assoc. Form No. 3 © 1976, Revised © 1977 – James Williams & Co., Inc., Box 127, Yadkinville, N. C. 27055
Printed by Agreement with the N. C. Bar Assoc. – 1981

The property hereinabove described was acquired by Grantor by instrument recorded in Book 270 page 670, Transylvania County Registry.

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.

(Corporate Name)

By: .....

.....President

ATTEST:

.....Secretary (Corporate Seal)

USE BLACK INK ONLY

Phyllis V. Curry (SEAL)
Phyllis V. Curry, Trustee

.....(SEAL)

.....(SEAL)

.....(SEAL)

SEAL-STAMP

Use Black Ink

NORTH CAROLINA, Transylvania County.

I, a Notary Public of the County and State aforesaid, certify that Phyllis V. Curry, (widow) Trustee under an agreement dated March 29, 1974 Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 13th day of October, 19 88.

My commission expires: 2/4/92 Elizabeth W. Mize 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 ....., 19.....

My commission expires: ..... Notary Public

The foregoing Certificate(s) of Elizabeth W. Mize

.....

.....

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.

Fred W. Israel REGISTER OF DEEDS FOR Transylvania COUNTY

By .....Deputy/Assistant - Register of Deeds

N. C. Bar Assoc. Form No. 3 © 1976, Revised © 1977 – James Williams & Co., Inc., Box 127, Yadkinville, N. C. 27055
Printed by Agreement with the N. C. Bar Assoc. – 1981

EXHIBIT "A"

TRACT 1: BEGINNING at a stake located in the line of the Lewis property, the Northeas corner of Danforth; thence N. 87 deg. 42 min. W. 109.84 ft. to a point located in the center of the Slick Rock Mountain Road; thence still with the Danforth line, N. 87 deg. 42 min. W. 298.29 ft. to an iron pin; thence N. 58 deg. 57 min. W. 144.83 ft. to an iron pin located in the center of a branch; thence up and with said branch, N. 31 deg. 48 min. E. 78.66 ft. to a stake; thence continuing up and with said branch, N. 42 deg. 41 min. E. 130.02 ft. to an iron pin; thence N. 1 deg. 34 min. E. 147.38 ft. to an iron pin' thence S. 70 deg. 12 min. E. 287.17 ft. to an iron pin located on the West margin of the Slick Rock Mountain Road; thence S. 70 deg. 12 min. E. 17.32 ft. to a point located in the center of said road; thence S. 70 deg. 12 min. E. 85.13 ft. to a stake in the line of the Lewis property; thence with the line of the said Lewis property, S. 12 deg. 45 min. W. 31.95 ft. to an iron pin; thence still with the line of the said Lewis property, S. 9 deg. E. 240.56 ft. to the BEGINNING. Containing 3.21 acres, more or less, as surveyed and platted by P. R. Raxter, RLS., in November, 1973.

The above described property is restricted to residential uses only, and not more than one dwelling house and one guest house may be erected on said land; provided however, that a garage and servants quarters may be erected on said land. No trailers may be kept on the above described land, and no barns, hog pens or outside toilets may be placed thereon.

Together with an easement over all Slick Rock Mountain properties roads with the exception of private driveways, but subject to permanent easement of all other Slick Rock Mountain properties owners and their guests to a road now existent near the Eastern boundary of the above described property.

TRACT 2: BEGINNING at an iron pin, the Southwest corner of that certain tract of land conveyed to Alton T. Loftis and wife, by W. W. Ward and wife, by deed dated October 4, 1973, and recorded in Deed Book 204, page 622, Records of Transylvania County, North Carolina, and the Northwest corner of property belonging to the Grantees and runs thence S. 70 deg. 12 min. E. 66.62 ft. to an iron pin located in the line between the property of Alton T. Loftis and the Grantees; thence a new line, N. 29 deg. 43 min. W. 52.85 ft. to an iron pin; thence another new line, N. 84 deg. 40 min. W. 42.08 ft. to an iron pin in the line of the Loftis property; thence S. 11 deg. 10 min. E. 27.63 ft. to the BEGINNING. As surveyed and platted by P. R. Raxter, RLS., in November, 1973.

Subject to the above restrictions and subject further that no residence may be erected on the above described Tract 2.