Filed for registration on the 24 day of Aug. 20 01 at 10:30 o'clock A M and registered and verified on the 24 day of Aug 20 01 in Book No: 105 of page 635

Vicki L. Edwards
Register of Deeds, Transylvania County
By: Cindy M. Dunbey, Asst.

000065 **REAL ESTATE EXCISE**
000638 **TAX PAID: $** 126.00 CMD

Excise Tax $126.00

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. _____

Verified by _____ County on the 24 day of Aug, 2001 GB

by _____

Mail after recording to Scott D. Neumann
46 East Main Street, Brevard, NC 28712

This instrument was prepared by David C. Neumann, Attorney at Law

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 13th day of August, 2001, by and between

GRANTOR	GRANTEE
ANNE A. LANDERS, a single person	KENT CHAVERS and JESSICA E. CHAVERS Husband and Wife 8040 Cherry Lake Road Groveland, FL 34736

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 _____, Dunns Rock Township, Transylvania County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

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The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 434, Page 713
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 an 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 firs above written.

_____ (Corporate Name)

By: _____

_____ President

ATTEST:

_____ Secretary (Corporate Seal)

Anne A. Landers (SEAL)

_____ (SEAL)

_____ (SEAL)

_____ (SEAL)

SEAL - STAMP

GEORGIA Chatham County.

I, a Notary Public of the County and State aforesaid, certify that Anne A. Landers, a single woman Grantor personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 17th day of August, 2001.

My commission expires: 1-29-2005 Mary D. Holland Notary Publi

MAY D. HOLLAND
Notary Public, Chatham County, GA
My Commission Expires January 29, 2005

SEAL - STAMP

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 o
_____ a North Carolina corporation, and that by authority dul
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 _____, _____.

My commission expires: _____ _____ Notary Publi

The foregoing Certificate(s) of Mary D. Holland

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.

Vicki L. Edwards REGISTER OF DEEDS FOR Transylvania COUNTY

By Cindy M. Dunbury Deputy / Assistant - Register of Deeds

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Exhibit "A"

Beginning at an iron pipe found, said point being the northwestern of the Lewis D. Gravley property, more particularly described in Deed Book 272, Page 143, Tract II, Transylvania County Registry and in the line of the Howard K. Goble property, more particularly described in Deed Book 304, Page 513, Transylvania County Registry and from said point running thence with the Gravley and James Paschall Wilkins property, more particularly described in Deed Book 208, Page 590, Transylvania County Registry the following six (6) calls: South 87 deg. 01 min. 40 sec. East 327.20 feet to an iron pipe found, South 56 deg. 28 min. 45 sec. East 18.00 feet to an unmarked point in the center of a thirty foot right-of-way, South 56 deg. 28 min. 45 sec. East 22.44 feet to an iron pipe found, South 29 deg. 35 min. 00 sec. East 50.74 feet to an iron pipe found, South 29 deg. 35 min. 00 sec. East 100.74 feet to an iron pipe found, South 29 deg. 35 min. 00 sec. East 19.65 feet to an iron pipe found at or near the center of a thirty foot right-of-way; thence with the center of the thirty foot right-of-way the following seven (7) calls: North 42 deg. 39 min. 20 sec. East 160.69 feet to an unmarked point, North 72 deg. 14 min. 20 sec. East 56.34 feet to an unmarked point, North 66 deg. 39 min. 20 sec. East 58.84 feet to an unmarked point, North 37 deg. 27 min. 20 sec. 43.93 feet to an unmarked point, North 27 deg. 34 min. 20 sec. East 60.84 feet to an unmarked point, North 22 deg. 37 min. 20 sec. East 75.35 feet to an unmarked point, North 18 deg. 19 mi. 20 sec. East 97.06 feet to an iron pipe found; thence North 76 deg. 51 min. 45 sec. West 15.00 feet to an iron pipe found; thence South 82 deg. 15 min. 14 sec. West 99.80 feet to an iron pipe found, thence along a concave curve having a radius of 104.33 feet and a length of 42.70 feet a cord direction of North 86 deg. 01 min. 16 sec. West 42.40 feet to an unmarked point; thence North 74 deg. 17 min. 46 sec. West 61.80 feet to an unmarked point; thence along a convex curve having a radius of 83.34 feet and a length of 48.80 feet a cord direction of South 88 deg. 55 min. 44 sec. West 48.11 feet to an unmarked point; thence South 72 deg. 09 min. 14 sec. West 136.70 feet to an unmarked point, thence South 17 deg. 50 min. 46 sec. East 10.00 feet to an unmarked point, thence along a concave curve having a radius of 82.72 feet and a length of 155.66 feet a cord direction of North 53 deg. 52 min. 56 sec. West 133.69 feet to an unmarked point, thence North 00 deg. 01 min. 35 sec. East 19.04 feet to an unmarked point and being a corner of James M. Veeder, Jr. property, more particularly described in Deed Book 343, Page 485, Transylvania County Registry; thence with the Veeder property, South 53 deg. 12 min. 35 sec. West (passing an iron pipe found at 26.70 feet) 226.50 feet to an iron pipe found said point being the easternmost of the Howard K. Goble property; thence with Goble property South 33 deg. 58 min. 53 sec. West 95.38 feet to an iron pipe found; thence continuing with the Goble property South 26 deg. 37 min. 33 sec. West 50.28 feet to the point of Beginning. Being 4.01 acres, more or less, as surveyed and shown on an unrecorded plat by E. Roger Raxter, PLS, dated July 2, 1998 and designated Drawing No. 86024A.

Subject to restrictive covenants recorded in Deed Book 207, Page 301, Transylvania County Registry.

Together with and subject to the right-of-way in Deed Book 285, page 705, Transylvania County Registry.

Together with a right-of-way of thirty feet in width leading to Walnut Hollow Road, said right-of-way to run along the roadbed which is now laid out and located.