

FILED IN HENDERSON COUNTY REGISTER OF DEEDS
OFFICE. NEDRA W. MOLES, REGISTER
DATE: 12-31-08 TIME: 12:07 PM
EXCISE TAX STAMP: _____
BOOK: 1383 PAGE: 679

Prepared by: James J. Hugenschmidt, 137 Biltmore Avenue, Asheville, NC 28801
Return to: James J. Hugenschmidt, 137 Biltmore Avenue, Asheville, NC 28801
Brief description for the index: NO TITLE EXAMINATION

Tax Lot No: _____ Parcel Ident. No. _____
Verified by _____ County on the _____ day of _____,
by _____

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED, made this 16 day of December, 2008, between Coleman Enloe, Grantor, and Kathryn Enloe, Grantee, whose address is: 200 Wildwood Road, Hendersonville, NC, 28739.

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 Hendersonville, _____ Township, Henderson County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto.

This property is to be the separate property of the Grantee within the intent and meaning of N.C.G.S. 50-20 and other applicable law.

The property herein above described was acquired by Grantor by instrument recorded in Book 832 at Page 239-241

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.
Title to the property hereinabove described is subject to the following exceptions:

No title examination.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in the 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: _____

Coleman Enloe (SEAL)

Coleman Enloe (SEAL)

President

(SEAL)

ATTEST:

(SEAL)

Secretary (Corporate Seal)

NORTH CAROLINA, BUNCOMBE COUNTY

Seal/stamp

I, a Notary Public of the County and State aforesaid, certify that Coleman Enloe, 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 December, 2008.

My commission expires: 2-4-2011

Jamie W. Wolfe
Notary Public

NORTH CAROLINA, BUNCOMBE COUNTY

I, a Notary Public of the County and State aforesaid, certify that _____ personally appeared 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 _____, 2008.

My commission expires: _____

Notary Public

The foregoing Certificate(s) of _____

_____ 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.

REGISTER OF DEEDS for _____ COUNTY

By _____ Deputy/Assistant - Register of Deeds.

EXHIBIT A
TO DEED FROM THOMAS JOSEPH FAZIO AND WIFE, SUSAN KOPP FAZIO TO
COLEMAN KEITH ENLOE AND WIFE, KATHRYN TOLAND ENLOE

BEGINNING at an existing iron pin located at the southwestern corner of that property as described in Deed recorded in Deed Book 723, at Page 687, Henderson County Registry; said existing iron pin also being located at the intersection of the eastern margin of the right of way of Wildwood Road with the northern margin of the right of way of Laws Avenue; thence from said beginning point and with the eastern margin of the right of way of Wildwood Road, North 06 degrees 05 minutes 11 seconds East 102.28 feet to an existing iron pin; thence leaving said right of way and travelling with the southern boundaries of the Enevold Tract as described in Deed recorded in Deed Book 689, at Page 277, Henderson County Registry and the Echols Tract as described in Deed recorded in Deed Book 637, at Page 33, Henderson County Registry, North 72 degrees 43 minutes 29 seconds East 223.29 feet to an existing iron pin located in the southern boundary of the Meadows Tract as described in Deed recorded in Deed Book 680, at Page 621, Henderson County Registry; thence with the western boundaries of the Dalton Tract as described in Deed recorded in Deed Book 417, at Page 83 and Deed recorded in Deed Book 400, at Page 591, Henderson County Registry and the Clark Tract as described in Deed recorded in Deed Book 739, at Page 329, Henderson County Registry, South 02 degrees 56 minutes 38 seconds East 179.00 feet to a new iron pin located in the northern margin of the right of way of Laws Avenue; thence with the northern margin of same, North 88 degrees 20 minutes 44 seconds West 257.15 feet to THE POINT AND PLACE OF BEGINNING and being .81 acres, more or less, as shown on a survey prepared by David C. Huntley RLS, entitled "Survey for Coleman Keith Enloe and Kathryn Toland Enloe", dated October 25, 1993 and being Drawing Number H-1183, reference to which is hereby made and incorporated herein.

There is also conveyed to the Grantees herein, their heirs and assigns, a perpetual non-exclusive right of way for purposes of access and utilities, over that right of way known as Wildwood Road and that right of way known as Laws Avenue, said rights of way being shown on that plat of the W.A. Smith Cole Land Annex Park as shown on a plat thereof recorded in Plat Book 4, at Page 49 and re-indexed in Plat Cabinet B, at Slide 315, Henderson County Registry.

AND BEING all of Lots 10 and 11 and a portion of Lots 1, 2, and 9 of the W.A. Smith Cole Land Annex Park Subdivision as shown on plat thereof recorded in Plat Book 4, at Page 49 and re-indexed in Plat Cabinet B, at Slide 315, Henderson County Registry.

This property is conveyed subject to that Boundary Line Agreement as recorded in Deed Book 572, at Page 435, Henderson County Registry and that Perpetual Road Maintenance Agreement recorded in Deed Book 688, at Page 849, Henderson County Registry.
