

State of North Carolina
County of Henderson

685

File Number _____

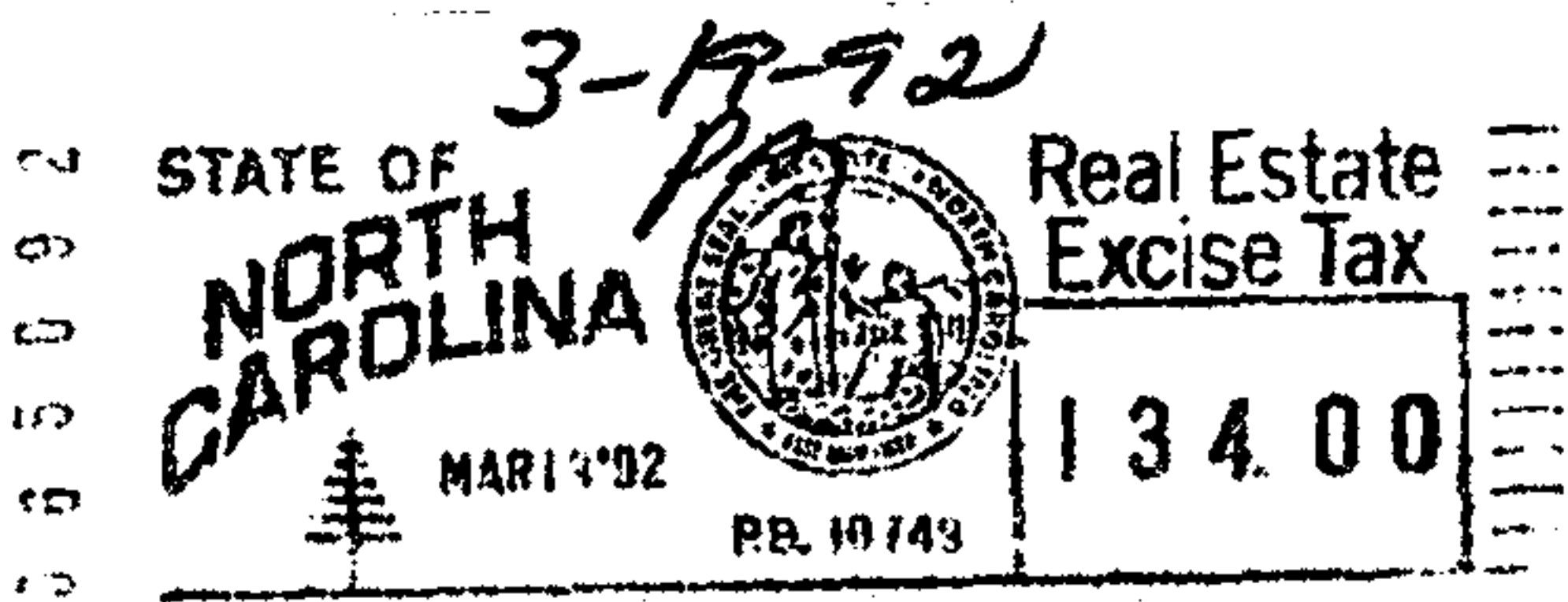
This Indenture, Made this 18 day of March, 1992, by and between

TIMOTHY D. FERGUSON and wife, DONNA L. FERGUSON
hereinafter called Grantors, and JAMES F. WALGENBACH and wife, CATHERINE A. WALGENBACH
1525 RIDGEWOOD BLVD.
HENDERSONVILLE, N.C. 28739 hereinafter called Grantees, (said designations shall
include the respective parties, whether one or more, individual or corporate, and their respective successors in interest or assigns).

Witnesseth: That the Grantors, for and in consideration of the sum of Ten Dollars, and other good and valuable considerations to them in hand paid by the Grantees, the receipt whereof is hereby acknowledged, have given, granted, bargained, sold and conveyed, and by these presents do give, grant, bargain, sell, convey and confirm unto the Grantees, their heirs and/or successors and assigns (subject, however, to any conditions, restrictions, limitations, reservations or exceptions appearing after the description below), the following particularly described real estate, located in Hendersonville Township, Henderson County, North Carolina, to-wit:

BEGINNING at an iron pin, said iron pin being located on the western margin of Ridgewood Boulevard, said point being the southeastern corner of Lot 10, as shown in Plat Cabinet B, Slide 56, Henderson County Registry; thence from said point, South 4° 44' West 97 feet to a point; thence North 85° 15' West 85.6 feet to a nail; thence North 85° 32' West 39.9 feet to an existing iron pin; thence North 5° 16' East 30.08 feet to a point; thence South 83° 49' East 10 feet to a point; thence North 4° 45' East 71.4 feet to an existing iron pin; thence South 85° 27' East 115 feet along a fence line to the point of BEGINNING.

BEING ALL of that property described in Deed Book 666, at Page 559 as set forth on a March 18, 1987, survey by Freeland-Clinkscapes, Drawing #HNC-7070.



To Have and to Hold the above described land and premises, with all appurtenances thereunto belonging, or in any wise appertaining, unto the Grantees, their heirs and/or successors and assigns forever.

And the Grantors covenant to and with the Grantees, their heirs and/or successors and assigns, that the Grantors are lawfully seized in fee simple of said land and premises, and have full right and power to convey the same to the Grantees in fee simple, and that said land and premises are free from any and all encumbrances (with the exceptions above stated, if any), and that they will and their heirs, executors, administrators and/or successors shall forever warrant and defend the title to said land and premises, with the appurtenances, unto the Grantees, their heirs and/or successors and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the Grantors have hereunto set their hands and seals, or, if corporate, has caused this Deed to be executed by its duly authorized officers and its seal to be hereunto affixed, the day and year first above written.

Timothy D. Ferguson (SEAL) Donna L. Ferguson (SEAL)
TIMOTHY D. FERGUSON DONNA L. FERGUSON
(SEAL) (SEAL)
(SEAL) (SEAL)
(SEAL) (SEAL)

686

STATE OF NC, COUNTY OF Henderson

I, Alma Lambert
Timothy D. Ferguson a Notary Public of said County and State, do hereby certify that

personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial seal, this 21 day of January
My commission expires 03-22-96 Alma Lambert
Notary Public

STATE OF . . . , COUNTY OF . . .

This the . . . day of . . . , 19 . . . , personally came before me, the undersigned Notary Public in
and for the aforesaid County and State, . . . , who, being duly sworn, says
that he is President (or Vice President) of . . . , and that the seal
affixed to the foregoing instrument in writing is the corporate seal of said Corporation, and that said writing was signed by him
in behalf of said Corporation by its authority duly given. And the said . . .
acknowledged the said writing to be the act and deed of said Corporation.
My commission expires . . . Notary Public

STATE OF North Carolina, COUNTY OF Henderson

I, DONNA LYNN Huggins
Donna L. Ferguson a Notary Public of said County and State, do hereby certify that
personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial seal, this 21st day of JANUARY, 19 92
My commission expires MY COMMISSION EXPIRES 9-4-1995 Donna Lynn Huggins
Notary Public

STATE OF NORTH CAROLINA, COUNTY OF HENDERSON

The foregoing certificate(s) of Alma Lambert & Donna Lynn Huggins

Notary Public (Notaries Public) is/are certified to be correct. This instrument presented for registration and recorded in this
office this 19 day of March, 19 92 at 1:15 P M. in Book 794 Page 685

Ruby H. Maxwell
Register of Deeds
By: Patricia A. Miller
(Assistant) (Deputy)

State of North Carolina County of Henderson	TIMOTHY D. FERGUSON and wife, DONNA L. FERGUSON — TO —	Deed	Filed for Registration on the <u>19</u> day of <u>March</u> , 19 <u>92</u> at <u>1:15</u> o'clock, <u>P</u> M., and Registered in the Office of the Regis- ter of Deeds for Henderson County, North Carolina, in Book No. <u>794</u> at Page <u>685</u>	Prepared by D. SAMUEL NEILL ATTORNEY AT LAW 222 THIRD AVENUE WEST HENDERSONVILLE, NORTH CAROLINA 704/693-1739
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