

FILED in POLK County, NC
 on Sep 15 2006 at 03:21:28 PM
 by SHEILA W. WHITMIRE
 REGISTER OF DEEDS
BOOK 345 PAGE 1529

No title examination performed by preparer.

Excise Tax	\$0	Recording Time, Book and Page
Tax Lot No.	Portion of P13-17	
Verified by Polk County on the	_____ day of _____,	2006
By Tax Administrator	<i>page (06)</i>	

Mail after recording 7200 Howard Gap Road, Saluda, NC 28773
 This instrument was prepared by Feagan Law Firm, PLLC, P.O. Box 309, Columbus, North Carolina 28722
 Brief description for the Index

1.70 acres, Saluda Township

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 15th day of September, 2006, by and between

GRANTOR

ROBERT F. WHITAKER and wife,
 LINDA H. WHITAKER

GRANTEE

ROBERT F. WHITAKER and
 LINDA H. WHITAKER

as Tenants in Common

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 Saluda Township, Polk County, North Carolina and more particularly described as follows:

BEING all that certain tract or parcel of land containing 1.70 acres, as shown and delineated upon a plat entitled "ROBERT F. & LINDA H. WHITAKER, TENANTS IN COMMON, SALUDA TWP., POLK CO., NO. CAR.", dated July 3, 2006, and prepared by Butler Associates, Registered Land Surveyor, Tryon, North Carolina, which plat is duly recorded in Card File E, Page 1464, in the Office of the Register of Deeds for Polk County, North Carolina; reference being made to said recorded plat for a full and complete metes and bounds description of said tract, pursuant to North Carolina General Statutes Section 47-30(g).

The property hereinabove described was acquired by Grantor by instrument recorded in Book 247, Page 1372, Polk County Registry.

A map showing the above described property is recorded in Card File E at Page 1464, Polk County Registry.

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:

- a. Subject to all rights of way for public utilities;
- b. Subject to all rights of way for public streets, roadways, and/or easements, specifically for State Route #1122;
- c. Subject to any applicable Polk County zoning ordinances.

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)

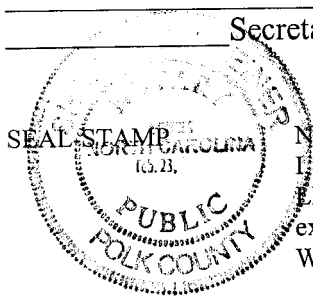
Robert F. Whitaker (SEAL)
Robert F. Whitaker

By: _____
President

Linda H. Whitaker (SEAL)
Linda H. Whitaker

ATTEST:

Secretary (Corporate Seal)



NORTH CAROLINA, Polk County.
I, a Notary Public of the County and State aforesaid, certify that ROBERT F. WHITAKER and wife, LINDA H. WHITAKER, Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument.
Witness my hand and official stamp or seal, this 15 day of September, 2006.

My Commission Expires: 02-23-10 Sharon J. Selmer Notary Public

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 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 _____, 2006.
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 POLK COUNTY

By _____ Deputy/Assistant – Register of Deeds