

TRANSFER MADE ON PROPERTY RECORD

Date 4/20/05 5/16/05

By SR

7696-09-7450

7696-17-5805

HAYWOOD COUNTY TAX CERTIFICATION

There are no delinquent taxes due that are in a lien against parcel number(s) see above

David B. Francis, Haywood County Tax Collector

Date: 5-6-05 By: DF

Haywood County--Register of Deeds  
Amy R. Murray, Register of Deeds  
Inst# 622833 Book 629 Page 2062  
# Pgs: 4 05/06/2005 03:02:44pm

Excise Tax \$0.00

Mail after recording to: CARTER & KROPELNICKI, PA, 181 Charlotte Street, Asheville, NC 28801

This instrument was prepared by CARTER & KROPELNICKI, PA for Grantee

**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED effective 1/1/2005 by and between

<p><b>GRANTOR:</b></p> <p>MAGGIE VALLEY LIMITED PARTNERSHIP, a Georgia limited partnership</p>	<p><b>GRANTEE:</b></p> <p>NANCY M. MOODY, 10.6%; VELVET M. COOK, 44.2%; CRYSTAL M. RAMM, 44.2%; MOODY REAL PROPERTY INVESTMENT, LLC, a North Carolina limited liability Company, 1.0%</p> <p>Address: <u>21 Meadow Brook Drive, Fletcher, NC 28732</u></p>
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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, as a distribution to its partners according to their interests, 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 Haywood County, North Carolina, and more particularly described as follows:

BEING all the following real property:

1. All the FIRST TRACT in the Deed to Maggie Valley Limited Partnership in Deed Book 475, Page 929, containing 3.532 acres, more or less, description incorporated herein by this reference.

- 2. All the SECOND TRACT in the Deed to Maggie Valley Limited Partnership in Deed Book 475, Page 929, containing 42.312 acres, more or less, description incorporated herein by this reference.
- 3. Any and all other real property of Maggie Valley Limited Partnership in Haywood County, wheresoever situate.

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:

Subject to easements and restrictions of record.

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.

MAGGIE VALLEY LIMITED PARTNERSHIP, a Georgia limited partnership

BY: MOODY REAL PROPERTY INVESTMENT, LLC, a North Carolina limited liability company, General Partner

BY: Nancy M. Moody  
NANCY M. MOODY, Manager

BY: Velvet M. Cook, Manager  
VELVET M. COOK, Manager

BY: Crystal M. Ramm  
CRYSTAL M. RAMM, Manager

STATE OF NORTH CAROLINA, COUNTY OF Haywood  
I, a Notary Public of the County and State aforesaid, certify that NANCY M. MOODY, personally came before me this day and acknowledged that he/she is Manager of MOODY REAL PROPERTY INVESTMENT, LLC, a North Carolina limited liability company, and that he/she, as Manager, being authorized to do so, executed the foregoing on behalf of the company, which company serves as General Partner of MAGGIE VALLEY LIMITED PARTNERSHIP, a Georgia limited partnership; and that NANCY M. MOODY further acknowledged that MOODY REAL PROPERTY INVESTMENT, LLC, a North Carolina limited liability company, is General Partner of MAGGIE VALLEY LIMITED PARTNERSHIP, a Georgia limited partnership, and as such, said company has authority to execute this instrument on behalf of said partnership, and that by authority duly

given and as the act of the partnership, the foregoing instrument was signed in its name by him/her as President of said Corporation as General Partner of MAGGIE VALLEY LIMITED PARTNERSHIP, a Georgia limited partnership.

WITNESS my hand and official stamp or seal, this 27 day of January, 2005.

Leisa Morrow  
Notary Public



My commission expires:  
10-10-07

STATE OF NORTH CAROLINA, COUNTY OF Haywood  
I, a Notary Public of the County and State aforesaid, certify that VELVET M. COOK, personally came before me this day and acknowledged that he/she is Manager of MOODY REAL PROPERTY INVESTMENT, LLC, a North Carolina limited liability company, and that he/she, as Manager, being authorized to do so, executed the foregoing on behalf of the company, which company serves as General Partner of MAGGIE VALLEY LIMITED PARTNERSHIP, a Georgia limited partnership; and that VELVET M. COOK further acknowledged that MOODY REAL PROPERTY INVESTMENT, LLC, a North Carolina limited liability company, is General Partner of MAGGIE VALLEY LIMITED PARTNERSHIP, a Georgia limited partnership, and as such, said company has authority to execute this instrument on behalf of said partnership, and that by authority duly given and as the act of the partnership, the foregoing instrument was signed in its name by him/her as President of said Corporation as General Partner of MAGGIE VALLEY LIMITED PARTNERSHIP, a Georgia limited partnership.

WITNESS my hand and official stamp or seal, this 27 day of January, 2005.

Leisa Morrow  
Notary Public



My commission expires:  
10-10-07

STATE OF NORTH CAROLINA, COUNTY OF \_\_\_\_\_  
I, a Notary Public of the County and State aforesaid, certify that CRYSTAL M. RAMM, personally came before me this day and acknowledged that he/she is Manager of MOODY REAL PROPERTY INVESTMENT, LLC, a North Carolina limited liability company, and that he/she, as Manager, being authorized to do so, executed the foregoing on behalf of the company, which company serves as General Partner of MAGGIE VALLEY LIMITED PARTNERSHIP, a Georgia limited partnership; and that CRYSTAL M. RAMM further acknowledged that MOODY REAL PROPERTY INVESTMENT, LLC, a North Carolina limited liability company, is General Partner of MAGGIE VALLEY LIMITED PARTNERSHIP, a Georgia limited partnership, and as such, said company has authority to execute this instrument on behalf of said partnership, and that by authority duly given and as the act of the partnership, the foregoing instrument was signed in its name by him/her as President of said Corporation as General Partner of MAGGIE VALLEY LIMITED PARTNERSHIP, a Georgia limited partnership.

LIMITED PARTNERSHIP, a Georgia limited partnership.

WITNESS my hand and official stamp or seal, this 16th day of March, 2006

Carol S Skowron  
Notary Public



My commission expires:  
12-17-06

STATE OF NORTH CAROLINA, COUNTY OF Wake ~~Haywood~~  
EACH OF THE FOREGOING CERTIFICATES, namely of \_\_\_\_\_

or Notaries public of  
the \_\_\_ day of \_\_\_

t. File for registration on this

State of North Carolina, Haywood County  
The Foregoing Certificate(s) of  
LEISA MORROW, CAROL S SKOWRON /NP  
is (are) Certified to be Correct.

This Instrument was filed for Registration on this  
6th Day of May, 2005 in the Book and Page shown  
on the First Page hereof

Register of Deeds, I

Amy R. Murray By : Alicia Bemont  
Deputy