

TRANSFER MADE ON PROPERTY RECORD

Date 6-19-97

By SP

HAYWOOD COUNTY NC

06/23/97

\$20.00



Real Estate
Excise Tax

Excise Tax \$20.00

Book

Page

459

2007

REGISTERED

HAYWOOD COUNTY NC
06/19/97 4:06 PM
AMY R. MURRAY
Register Of Deeds

Recording Time, Book and Page 7374

Tax Lot No. _____ Parcel Identifier No. _____
Verified by _____ County on the _____ day of _____, 19____
by _____

Mail after recording to FQ

This instrument was prepared by Frank G. Queen, Attorney

Brief description for the Index



NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 31 day of January, 1994, by and between

GRANTOR

GRANTEE

Joe C. Haynes and wife,
Willa Jean Haynes

Robert Lee Smith, Jr. and
Harold Dean Smith

Route 1, Box 693A
Waynesville, NC 28786

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 Waynesville Township,

Haywood County, North Carolina and more particularly described as follows:

The 0.600 acre tract shown on the survey entitled "John S. Smith & Saunook Industries" recorded in Plat Cabinet C, Slot 1619, Haywood County Registry.

TOGETHER WITH and SUBJECT TO the joint use of the 30' right of way (for access and utility purposes) shown on the plat running to S.R. 1243 (Old US Highway 19-23).

SUBJECT TO the restrictions recorded in Deed Book 395, page 522. TOGETHER WITH an easement for septic field drain lines running across the northern portion of the subject property onto the adjacent property of Saunook Industries (Deed Book 440, page 522) for the repair, maintenance and replacement of a septic tank and septic field drain lines. This easement was reserved in the deed from the Grantors to Saunook Industries referred to above.

BEING a portion of the property conveyed to Joe C. Haynes by Farm Credit Bank of Columbia by deed dated December 19, 1988, recorded in Deed Book 395, page 768.

The property hereinabove described was acquired by Grantor by instrument recorded in

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 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:

002008

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)

By:

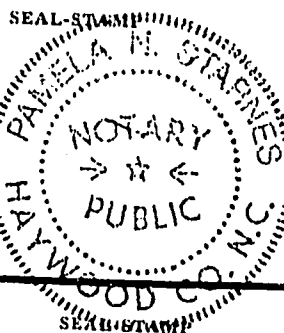
President

ATTEST:

Secretary (Corporate Seal)

USE BLACK INK ONLY

Joe C. Haynes (SEAL)
Joe C. Haynes
Willa Jean Haynes (SEAL)
Willa Jean Haynes
(SEAL)
(SEAL)



NORTH CAROLINA, Haywood County.

I, a Notary Public of the County and State aforesaid, certify that Joe C. Haynes and wife, Willa Jean Haynes Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 12 day of May June, 1997. My commission expires: 11/2/97 Pamela N. Starnes Notary Public

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, 19.

My commission expires: Notary Public

The foregoing Certificate(s) of Pamela N. Starnes

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.

By [Signature] REGISTER OF DEEDS FOR Haywood COUNTY
[Signature] Deputy/Assistant - Register of Deeds