

**2007005861**  
 MCDOWELL CO, NC FEE \$23.00  
 STATE OF NC REAL ESTATE EXTX  
**\$410.00**  
 PRESENTED & RECORDED:  
**08-10-2007 04:58:47 PM**  
 PATRICIA A. REEL  
REGISTER OF DEEDS  
 BY: PATRICIA A. REEL  
REGISTER OF DEEDS  
**BK: CRP 929**  
**PG: 388-391**

Excise Tax \$410.00 | Recording Time, Book and Page  
 Tax Map No. \_\_\_\_\_ Parcel Identifier No. \_\_\_\_\_

2

Mail after recording to **William H. Christy, Atty., Stone and Christy, P.A.**, 110 N. Dougherty St., Blk. Mtn., NC 28711  
 This instrument was prepared by **William H. Christy, Attorney**,

**NORTH CAROLINA  
 GENERAL WARRANTY DEED**

THIS DEED made this 10th day of August, 2007, by and between

**GRANTOR**  
**DANNY R. CULLER and Wife, SUSAN K. CULLER**

**GRANTEE**  
**CRAIG E. DIETZ and DONALD G. OBENRADER,**  
**as Joint Tenants with Right of Survivorship and**  
**Not as Tenants in Common**  
**1039 Thornton Road**  
**Houston, TX 77018**

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 \_\_\_\_\_, Crooked Creek Township, McDowell County, North Carolina, and more particularly described as follows:

SEE ATTACHED DESCRIPTION



APPROVED TO RECORD  
 TAX DEPARTMENT

*An 8/10/07*

*4/23.00*

The property hereinabove described was acquired by Grantor by instrument recorded in Book 809, Page 851.

A map showing the above described property is recorded in Plat Book 11, page 77.

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 whomever except for the exceptions hereinafter stated.

Title to the property hereinabove described is hereby conveyed subject to all valid and subsisting restrictions, reservations, covenants, conditions, rights of ways and easements properly of record, if any and current year ad valorem taxes.

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.

Danny R. Culler (SEAL)  
DANNY R. CULLER

\_\_\_\_\_  
SUSAN K. CULLER (SEAL)

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

Personally appeared before me this day the said SUSAN K. CULLER, known to me personally or who produced satisfactory evidence of his or her identity in the form of a drivers license, and who acknowledged that they voluntarily executed the foregoing instrument for the purposes stated therein this 10th day of August, 2007.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

(SEAL)

STATE OF NORTH CAROLINA  
COUNTY OF FORSYTH

Personally appeared before me this day, the said DANNY R. CULLER, known to me personally or who produced satisfactory evidence of his or her identity in the form of a drivers license, and who acknowledged that they voluntarily executed the foregoing instrument for the purposes stated therein.

This the 7<sup>th</sup> day of August, 2007.



[Signature]  
Notary Public

My Commission expires: April 29<sup>th</sup> 2012

The property hereinabove described was acquired by Grantor by instrument recorded in Book 809, Page 851.

A map showing the above described property is recorded in Plat Book 11, page 77.

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 whomever except for the exceptions hereinafter stated.

Title to the property hereinabove described is hereby conveyed subject to all valid and subsisting restrictions, reservations, covenants, conditions, rights of ways and easements properly of record, if any and current year ad valorem taxes.

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.

\_\_\_\_\_  
(SEAL)  
DANNY R. CULLER

*Susan K. Culler*  
\_\_\_\_\_  
(SEAL)  
SUSAN K. CULLER

STATE OF Alaska  
COUNTY OF 4th Dist

Personally appeared before me this day the said SUSAN K. CULLER, known to me personally or who produced satisfactory evidence of his or her identity in the form of a drivers license, and who acknowledged that they voluntarily executed the foregoing instrument for the purposes stated therein this 10th day of August, 2007.

My Commission Expires:  
6/18/2011

*R. Smith*  
\_\_\_\_\_  
Notary Public

(SEAL) Notary Public  
RENEA SMITH  
State of Alaska  
My Commission Expires 6/18/2011

STATE OF NORTH CAROLINA  
COUNTY OF BUNCOMBE

Personally appeared before me this day, the said DANNY R. CULLER, known to me personally or who produced satisfactory evidence of his or her identity in the form of a drivers license, and who acknowledged that they voluntarily executed the foregoing instrument for the purposes stated therein.

This the \_\_\_ day of August, 2007.

\_\_\_\_\_  
Notary Public

(SEAL)

CRP 929 391

**Description of property for transfer from DANNY R. CULLER and Wife, SUSAN K. CULLER  
to CRAIG E. DIETZ and DONALD G. OBENRADER**

BEING all of Tract C9 of Creston, containing 2.08 acres, as shown on that certain Plat recorded in the Office of the Register of Deeds for McDowell County, North Carolina in Plat Book 11 at Page 77, reference to said plat being made for further description.

TOGETHER WITH the perpetual right and easement for the use of all subdivision roadways, which are private roadways used to provide ingress, egress and regress in and to the subject property to Big Hill Road (SR#1100). Said roadways are presently laid out, visible and in use, and run from State Road 1100 to the property herein described and conveyed. Said roadways shall be used in common with others having the right to use same and said roadways shall be kept open and unobstructed at all times. The exact location of said roads are as shown on a map of Creston recorded in Plat Book 8, Pages 97-100, in the Office of the Register of Deeds for McDowell County.

SUBJECT TO those certain Declarations of Covenants, Reservations and Restrictions set forth in Deed Book 719, at Page 772, re-recorded in Book 785, Page 294 and as amended in Deed Book 734, Page 733, re-recorded in Book 785, Page 324, McDowell County Deed Registry, as amended in Book 806, Page 474, McDowell County Registry, as amended in Book 881, Page 683, as amended in Book 885, Page 379, McDowell County Registry, and as further amended in Book 909, Page 28, re-recorded in Book 910, Page 55, McDowell County Registry.

AND BEING a portion of the property described and conveyed by deed dated July2, 2002 from Gilkey Lumber Company, Inc. to Catawba Mountain, LLC which appears of record in Deed Book 690, Page 162, McDowell County Deed Registry, AND FURTHER BEING described and conveyed by deed dated February 25, 2003 from Catawba Mountain, LLC to Creston Development, LLC, which appears of record in Deed Book 719, Page 764, McDowell County Deed Registry.

Patricia A. Reel  
Register of Deeds

# Mcdowell County Register of Deeds

21 South Main Street, Suite A • Marion, NORTH CAROLINA 28752  
Telephone 828-652-4727 • Fax 828-652-1537 • E-Mail preelmcdowell@titlesearcher.com



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Filed For Registration: 08/10/2007 04:58:47 PM

Book: CRP 929 Page: 388-391

Document No.: 2007005861

DEED 4 PGS 433.00

Recorder: PATRICIA A REEL  
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State of North Carolina, County of McDowell

Filed for registration and Duly Recorded this 10TH day of AUGUST 2007.

PATRICIA A. REEL, REGISTER OF DEEDS

*Patricia A. Reel*

By: \_\_\_\_\_  
REGISTER OF DEEDS  
\*\*\*\*\*

**DO NOT REMOVE!**

This certification sheet is a vital part of your recorded document. Please retain with original document and submit when re-recording.