


2005002810


 MCDOWELL CO, NC FEE \$20.00
 STATE OF NC REAL ESTATE EXTY
\$308.00
 PRESENTED & RECORDED:
 04-22-2005 04:34:17 PM
 Patricia A. Reel
 REGISTER OF DEEDS
 BY: LENA BAKER
 DEPUTY
BK:CRP 821
PG:393-395

Excise Tax \$308.00 | Recording Time, Book and Page
 Tax Map No. _____ Parcel Identifier No. _____

Mail after recording to William H. Christy, 110 N. Dougherty St., Black Mountain, NC 28711
 This instrument was prepared by William H. Christy, Attorney,

**NORTH CAROLINA
GENERAL WARRANTY DEED**

THIS DEED made this 22nd day of April, 2005, by and between

GRANTOR

CRESTON DEVELOPMENT, LLC

GRANTEE

JANET E. BLANCHARD and Husband, CHARLES H. BROWN, JR.
 2116 Dillworth Road West
 Charlotte, NC 28203

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 EXHIBIT "A" ATTACHED
 HERETO AND INCORPORATED
 HEREIN AS IF SET FORTH VERATIM**



APPROVED TO RECORD
 TAX DEPARTMENT
 08 4/22/05

EXHIBIT A **CRP 821 394**

BEGINNING on an iron pin set on the edge of the right of way of Creston Road, a 50' right of way, said point being the southernmost common point between Tract T28 and T29 of Creston, and running thence along and with the edge of the right of way of Creston Road the following courses and distances: North 09°17'03" West 30.89' to a point; North 12°10'45" East 35.25' to a point; North 17°44'04" East 46.66' to a point; North 19°27'41" East 48.92' to a point; North 25°29'56" East 35.46' to a point; North 54°05'01" East 34.13' to a point; North 72°00'57" East 41.54' to a point; North 80°40'33" East 51.09' to a point; North 85°34'20" East 55.76' to a point; thence leaving the margin of the said right of way and running North 40° 18'54" West 224.73' to a point on the common line with Tract T25; thence with said common line South 83°19'33" West 413.89' to a point, the westernmost common corner of Tract T28 and T25, and the northernmost corner of Tract T28 and T29; thence with the common line with Tract T29 South 43°15'10" East 489.05' to the point of BEGINNING, containing 2.26 acres, by coordinate computation. AND BEING Tract T28 of Creston as shown on that certain unrecorded plat prepared by R.L Greene Surveying, Professional Land Surveyors, dated May 27, 2003, beating the Notation 2-059C1, 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, and as amended in Book 806, Page 474, McDowell County Registry.

AND BEING a portion of the property described and conveyed by deed dated July 2, 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.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 719, Page 764.

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 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.

CRESTON DEVELOPMENT, LLC

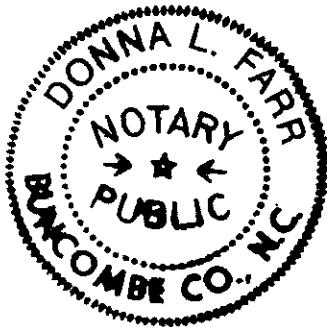
BY: *John P. Nelson* (SEAL)
John P. Nelson, Manager

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

I, *Donna L Farr*, a Notary Public of the County and State aforesaid, certify that JOHN T. NELSON, personally came before me this day and acknowledged that he is Manager of CRESTON DEVELOPMENT, LLC, a Limited Liability Company, and that he, as Manager, being authorized to do so, executed the foregoing on behalf of the company. Witness my hand and official stamp or seal, this the 22 day of April, 2005.

My Commission Expires:
3-6-2008

Donna L Farr
Notary Public



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



Filed For Registration: 04/22/2005 04:34:17 PM

Book: CRP 821 Page: 393-395

Document No.: 2005002810

DEED 3 PGS 328.00

Recorder: LENA BAKER

State of North Carolina, County of McDowell

The foregoing certificates of DONNA L FARR Notary(ies) Public is(are) certified to be correct this 22ND of APRIL 2005.

PATRICIA A. REEL, REGISTER OF DEEDS

Lena Baker

By: _____
DEPUTY

DO NOT REMOVE!

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