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Fee Amt: \$612.00 Page 1 of 3
Excise Tax: \$592.00
Workflow# 2056918
Buncombe County, NC
Otto W. DeBruhl Register of Deeds
BK 4279 Pg 1314-1316

Excise Tax \$592.00

Mail after recording to: BOX # Greg Gregory, Marshall & Roth Box 77

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

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made September 1, 2006 by and between

GRANTOR:

DOROTHY C. HANEY, widow, single;
and SUSAN H. LEDFORD, Administrator
of the estate of Robert Allen
Haney, deceased (04-E-1488)

GRANTEE:

PAUL GODFREY and wife, LINDA HORTON

Address: 72 Henrietta
Asheville, NC 28801

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

See Exhibit "A" attached.

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 Grantor, DOROTHY C. HANEY, covenants with the Grantee, that Grantor, DOROTHY C. HANEY, 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, DOROTHY C. HANEY, will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

PROVIDED HOWEVER that Grantor, SUSAN H. LEDFORD, ADMINISTRATOR, covenants with the Grantee, that Grantor, SUSAN H. LEDFORD, ADMINISTRATOR, has done nothing to impair such title as Grantor, SUSAN H. LEDFORD, ADMINISTRATOR, received, and Grantor, SUSAN H. LEDFORD, ADMINISTRATOR, will warrant and defend

the title against the lawful claims of all persons claiming by, under or through Grantor, SUSAN H. LEDFORD, ADMINISTRATOR, 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.

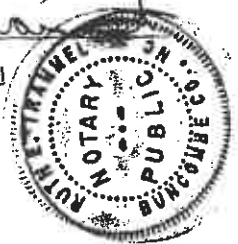
Dorothy C. Haney (SEAL)
DOROTHY C. HANEY

Susan H. Leford (SEAL)
SUSAN H. LEDFORD, Administrator of
the estate of Robert Allen Haney,
deceased (04-E-1488)

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

I, the undersigned Notary Public of said County and State, do hereby certify that DOROTHY C. HANEY, personally appeared before me this day and acknowledged the due execution of the foregoing instrument. WITNESS my hand and Notarial Seal, this August 30, 2006.

My commission expires:
8/29/2009

Ruth E. Trammel
Notary Public
Print Name: Ruth E. Trammel


STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

I, the undersigned Notary Public of said County and State, do hereby certify that SUSAN H. LEDFORD, Administrator of the estate of Robert Allen Haney, deceased (04-E-1488), personally appeared before me this day and acknowledged the due execution of the foregoing instrument. WITNESS my hand and Notarial Seal, this 1st day of September, 2006.

My commission expires:
Dec 19, 2009



Lyman J. Gregory III
Notary Public
Print Name: Lyman J. Gregory III

EXHIBIT "A"

BEGINNING on an iron pin marking the southwest corner of the Billy Buckner tracts of record in Deed Book 1448 at Page 464; said point also being the southeast corner of the Thaddeus Burnette, Jr. in Buncombe County Deed Book 1385 at Page 324; and running from said point of beginning thus established as follows: Running along and with the eastern margin of Paddock Road (a twenty (20) foot road right of way not in use), two (2) calls as follows; South 15 deg. 37 min. 00 sec. West 128.20 feet to an iron pin, and South 7 deg. 37 min. 00 sec. West 292.88 feet to an iron pin marking the common northern corners of Lots 21 and 20 of Plat Book 7 at Page 78; thence running with the fence, South 86 deg. 27 min. 03 sec. East, passing an iron pin at 200.34 feet on line, a total distance of 556.70 feet to an iron pin set on the western margin of Naples Road; thence with a fence, and the margin of said road, North 20 deg. 30 min. 00 sec. West 355.10 feet to an iron pin; thence leaving the margin of the road and running with the southern line of the Billy Buckner tract, above referenced, North 72 deg. 06 min. 00 sec. West 376.15 feet to the point and place of BEGINNING. The same containing 3.93 acres, more or less, according to a survey "Robert Allen Haney" dated July 29, 1993 and prepared by Ray E. Anders & Associates and signed by David A. Ingle, RLS.

TOGETHER WITH a nonexclusive twenty (20) foot road right of way lying south of and parallel to a line running North 89 deg. 34 min. 23 sec. West 344.06 feet from the point and place of BEGINNING of the 3.93 acres hereinabove described, and connecting with the eastern margin of Merrimon Ave.; and, TOGETHER WITH a nonexclusive right to the use of Paddock Road, lying twenty (20) feet parallel to and west of the first two (2) calls of the 3.93 acres above described.

The 3.93 acres being Lots 41 and 41-1/2 of "Pine Burr Park" of record in Plat Book 16 at Page 51, Buncombe County Registry. The road rights of way above referenced lying twenty (20) feet south of the northern line of Lot 40-1/2; and twenty (20) feet west of Lots 41-1/2 and 40 of Pine Burr Park.

Being the same property conveyed to Robert Allen Haney by Deed in Deed Book 1756 Page 687.