

Workflow No. 2651339

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 Recorded: 16/28/2008 at 01:58:16 PM
 Fee Amt: \$20.00 Page 1 of 3
 Excise Tax: \$0.00
 Workflow No. 2651339
 Buncombe County, NC
 Otto N. DeBruhl, Register of Deeds
 4617 Pg 1982-1984

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$0.00

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20__

By: _____

Mail/Box to: Buncombe County Register of Deeds box # 17

This instrument was prepared by: David R. Hillier, Attorney at Law

Brief description for the Index: _____

THIS DEED made this 16 day of October, 2008, by and between

GRANTOR

GRANTEE

Pamela Phillips (formerly known as Keull), divorced

John Stephen Keull, divorced
 1227 Brush Creek Circle Road
 Fairview, NC 28730

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

A 1/2 interest in the following described property: See attached "Exhibit A" incorporated herein by reference

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ page _____.

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.

NC Bar Association Form No. 6 © 1977, 2002

Printed by Agreement with the NC Bar Association - 1981 - Chicago Title Insurance Company

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

(Entity Name)

Pamela Phillips (formally known as Keull)

(SEAL)

By: _____

Title: _____

(SEAL)

By: _____

Title: _____

(SEAL)

By: _____

Title: _____

(SEAL)

State of North Carolina - County of Buncombe

I, the undersigned Notary Public of the State of North Carolina, certify that Pamela Phillips (formally known as Pamela Keull) personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 12th day of February, 2008.

My Commission Expires: 12/29/2011

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that _____ he is the _____ of _____ a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, _____ he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____

Notary Public

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____

Notary Public

The foregoing Certificate(s) of _____ 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.

Register of Deeds for _____

County _____

By: _____ Deputy/Assistant - Register of Deeds



EXHIBIT A

Lying and Being in Fairview Township and being more particularly described as follows:

BEGINNING at an iron pin located in Brush Creek Road (N.C.S.R. 3142), said point being the southeastermost corner of the Phillips property as described in that deed recorded in Deed Book 1472, at Page 32 Buncombe County, NC Register's Office, and running from said Beginning Point with the Phillips line North 18 deg. 42 min. 37 sec. East 507.82 feet to an iron pin; thence North 86 deg. 09 min. 33 sec. East 173.19 feet to an iron pin; thence South 26 deg. 30 min. 30 sec. West 559.47 feet to a pin near the center of Brush Creek Road; thence with said Road North 84 deg. 38 min. 20 sec. West 86.37 feet to the point and place of BEGINNING, containing 1.45 acres, more or less, according to a survey by William E. Carter dated August 9, 1986 captioned "Survey for John S. Keull."