



Doc ID: 003435710003 Type: CRP
 Recorded: 03/01/2006 at 04:31:24 PM
 Fee Amt: \$2,220.00 Page 1 of 3
 Excise Tax: \$2,200.00
 Jackson County, NC
 Joe Hamilton Register of Deeds
 BK 1571 PG 334-336

Revenue \$2200.00

THIS INSTRUMENT PREPARED BY
 AND PLEASE RETURN TO:
 ORVILLE D. COWARD, JR., a licensed
 North Carolina Attorney. Delinquent taxes,
 if any, to be paid by the closing attorney to
 the county tax collector upon disbursement
 of closing proceeds.
 COWARD, HICKS & SILER, P.A.
 43 WEST MAIN STREET
 FRANKLIN, NORTH CAROLINA 28734

PIN: 7651725162

File #:02F865T

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made this the 3rd day of February, 2006, by and between **THE TRAILS, LLC**, Grantor; and **LEAFSTONE MOUNTAIN, LLC**, a Florida Limited Liability Company of P.O. Box 8733, Jupiter, Florida 33468-8733, Grantee. (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.)

W I T N E S S E T H :

THAT the Grantor, in consideration of Ten Dollars and Other Valuable Consideration (\$10.00 OVC), the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does bargain, sell, and convey unto the Grantee, in fee simple, all that certain lot or parcel of land situated in Sylva Township, Jackson County, State of North Carolina, and being more particularly described as follows:

Being the same lands, easements, privileges and appurtenances described in and conveyed by the deed dated February 4, 2003, from Kenneth Hodge and wife, Sheryl Hodge to The Trails, LLC, recorded in Book 1178 at Page 561, Jackson County Public Registry, and being more particularly described as follows:

"Being the same lands, easements, privileges and appurtenances as described in the Deed dated October 1990 from Anne G. Hodge to Kenneth J. Hodge and wife, Sheryl K. Hodge recorded in Book 768, Page 267, Jackson County Public Registry, and the Deed dated December 18, 2001 from Kenneth J. Hodge and wife, Sheryl K. Hodge to Kenneth Hodge and Sheryl Knight Hodge as Co-Trustees of the Kenneth Hodge and Sheryl Knight Hodge Joint Marital Trust Agreement dated December 18, 2001 and in the Deed dated March 28, 1974 from Charlie W. Harris et ux to Kenneth J. Hodge et ux, et al, recorded in Book 412, Page 461, Jackson County Public Registry and being more particularly described as follows:

"BEING that certain tract of land containing 16.11 acres, 52.62 acres and 8.72 acres for a total of 77.45 acres as shown on a survey map by Benjamin A. West, P.L.S., Smoky Mountain Land Surveying, P.A., dated December 30, 2002, drawing number 2862, recorded in Plat Cabinet 12, Slide 48, Jackson County Public Registry, to which reference is hereby made for a full and complete description.

"Grantors further convey unto Grantee, its successors and assigns, an easement and right of way for roadway, as shown on said recorded plat running from State Road 1728, North 33-55-11 West 30.71 feet to the southernmost corner of the lands described on said recorded plat and continuing thence in a westerly then northerly direction corresponding to the centerline of the existing roadway and the boundary of the above described lands as shown on said recorded plat.

"This conveyance is made subject to the following matters:

"1. Easements for existing roadways and utility lines and facilities.

"2. Well, water and spring rights of record.

"3. The Declaration of Exceptions, Reservations and Restrictions recorded in Book 982, Page 10, Jackson County Public Registry and to any and all other restrictions of record.

"4. Applicable land use laws and ordinances."

Subject to easements for existing roadways and utility lines and facilities, to restrictions of record, and to applicable land use laws and ordinances.

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, subject to the exceptions herein enumerated.

AND, subject to the exceptions herein enumerated, 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 the property is free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal, or if corporate has caused this instrument to be signed in its corporate name by its duly authorized officer, the day and year first above written.

THE TRAILS, LLC

By: Arthur D. Haley
Arthur D. Haley, Manager

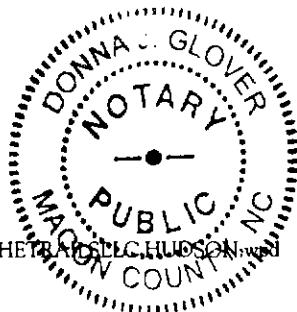
NORTH CAROLINA
MACON COUNTY

I, Donna J. Glover, a Notary Public, do hereby certify that
(type or print name of Notary)

ARTHUR D. HALEY personally appeared before me this day and acknowledged that he is Manager of **THE TRAILS, LLC**, a North Carolina limited liability company, and that by authority duly given and as the act of said limited liability company, the foregoing instrument was signed in its name by its Manager & Signatory.

WITNESS my hand and Notarial Seal, this the 21st day of February, 2006.

(seal)



Donna J. Glover
Notary Public
My commission expires: 1-30-2010

WARP KLPATHETRAHOS LLC HUDSON, NY