

This instrument was prepared by William H. McKeever of the law firm of McKeever, Edwards, Davis and Hays, P.A. Title to the lands and/or interest in lands described herein is not certified unless a separate, written title opinion has been given to, or title insurance obtained for, the Grantees herein by said law firm.

**State of North Carolina
County Of Cherokee**

Title File No. 0057-C

This Indenture made the 10th day of July, 2000 by and between:

THEODORE D. GUNTHER, JR. and wife, KIMBERLY E. GUNTHER

hereinafter called Grantors, and **RALPH ERVIN WILSON and wife, GWEN HART WILSON**
5238 HAMMOCK CIRCLE
ST. CLOUD, FL 34771

hereinafter called Grantees, (said designations shall include the respective parties, whether one or more, individual or corporate, and their respective successors in interest or assigns).

Witnesseth; That the Grantors, for and in consideration of the sum of Ten Dollars, and other good and valuable considerations to them in hand paid by the Grantees, the receipt whereof is hereby acknowledged, have and by these presents do give, grant, bargain, sell, convey and confirm unto the Grantees, their heirs and/or successors and assigns, (subject to the terms, conditions, covenants, restrictions, exceptions and reservations hereinafter stated, if any), the following particularly described real estate, located in Cherokee County, North Carolina to-wit:

All that certain tract or parcel of land containing 1.20 acres, more or less, designated as Lot 17 of Lake Apalachia Acres, Shoal Creek Township, Cherokee County, North Carolina, and being more particularly described according to a plat of survey dated January 30, 1993, by Donald L. Cordell, R.L.S., said plat of survey being filed for record in Plat Cabinet C, Slide 57 on June 29, 1993 at 11:55 a.m., reference to said plat of survey being made hereby for incorporation herein of a more particular description of said lot.

ALSO HEREIN CONVEYED is a non-exclusive, perpetual right-of-way and easement over and across the existing access roads which serve the Lake Apalachia Acres subdivision, said roads having a right-of-way width of 60 feet, 30 feet on each side of the centerline thereof, one of whose centerlines forms the north boundary line of the above described lot and which is known as Apalachia Acres Drive and one of said roads being known as Lake View Drive and over and across the existing driveway, 20 feet in width, 10 feet on each side of the centerline thereof the centerline of which forms the common boundary line between Lots 16 and 18 and which leads to the southwest corner of the above described lot so as to provide ingress, egress and regress and utilities thereon from the above described lot to the public road.

EXCEPTING AND RESERVING from this conveyance is a non-exclusive, perpetual right-of-way and easement, 60 feet in width, 30 feet on each side of the centerline thereof over and across the existing access road known as Apalachia Acres Drive, the centerline of which forms the north boundary line of the above described lot so as to provide ingress, egress and regress and utilities thereon from the remaining appurtenant lands of Grantors to the public road.

THIS CONVEYANCE IS SUBJECT to the right of Lots 15 and 16 to use the existing drive which traverses the southwest corner of the above described lot as conveyed in Deed Book 683, Page 124, Cherokee County Registry.

THIS CONVEYANCE IS SUBJECT to the rights of others in and to the use of the existing access roads which traverse Apalachia Acres as reserved in Deed Book 603, Page 40, Cherokee County Registry.

CHEROKEE COUNTY, NORTH CAROLINA

PIN: 660070083248

BY: Trevor Lewis

CHEROKEE COUNTY NC
The foregoing certificate(s) of
John R. Dinsmore
is certified to be correct. Filed for
registration on 07/20/2000 at 11:53 AM
Book 0903 Page 0122
ALPH A. KENHART
Register of Deeds

CHEROKEE COUNTY NC 07/20/2000
\$52.00

STATE OF
NORTH
CAROLINA



Real Estate
Excise Tax