

NO DELINQUENCIES AS OF THIS
DATE 7-30-08

James D. Ledwell
Graham County Tax Collector

Doc ID: 000484220003 Type: CRP
Recorded: 07/30/2008 at 08:53:50 AM
Fee Amt: Page 1 of 3
Graham County, North Carolina
Carolyn Stewart Register of Deeds
BK **294** PG **348-350**

Revenue Stamps: \$-0-
Pin #: a portion of 661200004040

Prepared by: Elizabeth Brigham

TITLE TO THE WITHIN DESCRIBED LANDS IS NOT CERTIFIED BY ELIZABETH J. BRIGHAM OR MOODY & BRIGHAM, PLLC UNLESS A WRITTEN TITLE OPINION IS RENDERED.

STATE OF NORTH CAROLINA

GENERAL WARRANTY DEED

COUNTY OF GRAHAM

THIS DEED made this 23rd day of July, 2008, by and between **LOWELL CRISP and wife, CAROLYN CRISP**, hereinafter referred to as Grantor, and **NORMAN D. AXELSON**, 541 Cindy Cove Road, Robbinsville, North Carolina, 28771, hereinafter referred to as 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, 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 Graham County, North Carolina and more particularly described as follows:

BEING all of Lot 1 as set forth on a plat and survey dated February 28, 1982 by Kenneth O. Pankow, RLS, entitled "Lowell Crisp Property" recorded in Map Book 4 at page 274, Graham County Registry, reference to which is hereby made for a more complete and particular description and for incorporation herein.

The above described lot is conveyed together with and subject to a right of way and easement for a road and utilities 30 feet in width the centerline of which is the centerline of the road along the eastern boundary lines of said lot as more particularly set forth on said plat.

There is also conveyed a right of way and easement for a road and utilities 16 feet in width as conveyed in instrument recorded in Book 84 at page 401, Graham County Registry, reference to which is hereby made for a more complete and particular description and for incorporation herein.

It is expressly understood and agreed that Grantor uses or will use the existing spring, reservoir and water system on Grantor's property for two single family dwellings. There is also conveyed a right of way and easement to obtain overflow water (the overflow of water after Grantor's use for said two dwellings) from the existing spring and water system; together with a right to maintain, inspect and repair said spring and water system; together with a right to maintain, inspect, repair, and replace the components of said water system; and together with the right to lay, maintain, inspect, repair and replace a water line to and from said water system and the above described Lot 1. Said existing spring is located on Lot 9. Said rights to the overflow water shall be limited to household domestic purposes for no more than two single family dwellings. Use of said overflow water for any other purpose (such as, but not limited to filing fish ponds or swimming pools). It is expressly understood and agreed that the maintenance and upkeep expenses of said spring, reservoir and water system shall be paid by the users with each dwelling paying an equal share.

The above described lot is a portion of the tract acquired by Grantor by deed recorded in Book 82 at page 411, Graham County Registry.

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 whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the

following exceptions: Exceptions and reservations as set forth herein; and existing easements for all public utilities, water and sewer lines and roads or street.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.

Lowell Crisp (SEAL)
LOWELL CRISP

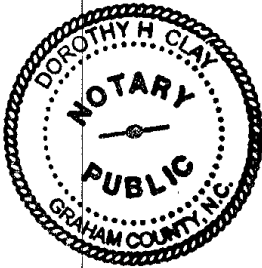
Carolyn Crisp (SEAL)
CAROLYN CRISP

STATE OF NORTH CAROLINA
COUNTY OF ~~SWAIN~~ GRAHAM

I, *Dorothy H. CLAY*, a Notary Public of the County and State aforesaid, certify that LOWELL CRISP and CAROLYN CRISP personally appeared before me this day and acknowledged the execution of the foregoing instrument.

(NOTARY SEAL)

Witness my hand and official stamp or seal, this 23rd day of July, 2008.



Dorothy H. Clay
Notary's signature

Dorothy H. CLAY
Notary's printed name

3-27-2010
Date commission expires