

BK:00295 PG:0001

FILED
SWAIN COUNTY
DIANA WILLIAMSON KIRKLAND
REGISTER OF DEEDS

SWAIN COUNTY
TAX ASSESSOR *RD*
STAMPS? *\$795.00*
DATE *08-25-04*

FILED Aug 25, 2004
AT 09:31:15 am
BOOK 00295
START PAGE 0001
END PAGE 0004
INSTRUMENT # 00601

Revenue Stamps: \$795.00
Parcel/Account#: 7602.00.23.8352 and 7602.00.12.2709

Prepared by: Elizabeth Brigham

TITLE TO THE WITHIN DESCRIBED LANDS IS NOT CERTIFIED BY ELIZABETH J. BRIGHAM OR MCKEEVER, EDWARDS, DAVIS & HAYS, P.A. UNLESS A WRITTEN TITLE OPINION IS RENDERED.

STATE OF NORTH CAROLINA

GENERAL WARRANTY DEED

COUNTY OF SWAIN

THIS DEED made this 24th day of August, 2004, by and between MARGARET CHASE PARRY and husband, WILLIAM PARRY; PAMELA MILLER WELSCH and husband, NEIL WELSCH; and MARGARET CHASE PARRY, as Trustee for Scott Miller as established in the FRANK K. CHASE REVOCABLE LIVING TRUST dated December 19, 1989 as amended by First Amendment To The Revocable Living Trust Of Frank K. Chase dated January 25, 1991, and as established in the LOUISE P. CHASE REVOCABLE LIVING TRUST dated March 23, 1998, hereinafter referred to as Grantor, and PAUL M. ROPP and MARLENE G. ROPP, as Trustees of THE PAUL M. ROPP REVOCABLE LIVING TRUST dated May 16, 1995; and PAUL M. ROPP and MARLENE G. ROPP, as Trustees of THE MARLENE G. ROPP REVOCABLE LIVING TRUST dated May 16, 1995, 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 Conley Creek Community, Charleston Township, Swain County, North Carolina and more particularly described as follows:

TRACT ONE: Being all of a 15.28 acre, more or less, tract of land as set forth on a plat and survey by Andrew T. Edgemon, R.L.S., dated December 9, 1989 and as set forth in deed dated February 6, 1991, from P.M. Welsch and husband, Neil Welsch, to Margaret Chase Parry, Trustee of the Chase Family Trust recorded April 2, 1991 in Book 173 at page 121, Swain County Registry, reference to said survey and deed is hereby made for a more complete and particular description and for incorporation herein.

There is excepted from the above described tract a 1.10 acre tract heretofore conveyed as set forth in instrument recorded in Book 176 at page 46, Swain County Registry.

The above described tract of land is conveyed subject to SR 1122 to its full legal width.

The above described tract of land is conveyed subject to a right of way and easement for utility lines as set forth on said plat.

TRACT TWO: BEING all of a 125 acres, more or less tract of land as set forth in deed from Frank K. Chase and wife, Louise P. Chase, to Margaret Chase Parry, Trustee recorded March 16, 1989 in Book 164 at page 176, Swain County Registry, reference to which is hereby made for a more complete and particular description and for incorporation herein.

The above described tract of land is conveyed subject to road and right of way as set forth in said deed.

TRACT THREE: BEING all of a 15 foot wide strip of land as set forth in deed from Frank K. Chase and wife, Louise P. Chase, to Margaret Chase Parry, Trustee recorded March 16, 1989 in Book 164 at page 176, Swain County Registry, reference to which is hereby made for a more complete and particular description and for incorporation herein.

The above described tracts were acquired by Grantor by instrument recorded in Book 294, at page 1196, Swain County Registry.

There is also conveyed a perpetual non-exclusive easement for a road and right of way 12 feet in width from the Conley Creek Road (SR 1122) across the lands of Maynard B. Mann and wife, Gwendolyn A. Mann, together with all rights to improve, maintain, repair and replace said road, subject to all conditions all as set forth in Consent Judgment filed in Swain County Clerk of Court office file # 89-CvS129 and Judgment Book 5 at page 265, reference to which is hereby made for a more complete and particular description and for incorporation herein.

There is also conveyed a perpetual, nonexclusive easement 18 feet in width, together with the right to improve, maintain, repair and replace the road and conduct all activities incident thereto as set forth in instrument recorded in Book 169 at page 112, Swain County Registry.

The powers of Margaret Chase Parry as Trustee of the Frank K. Chase Revocable Living Trust as amended are set forth in recorded deed to Grantors herein.

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.

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

Margaret Chase Parry (SEAL)
MARGARET CHASE PARRY

Margaret Chase Parry (SEAL)
MARGARET CHASE PARRY, as Trustee

William Parry (SEAL)
WILLIAM PARRY

STATE OF FLORIDA
COUNTY OF Polk

I, Esther Rayborn, a Notary Public of the
County and State aforesaid, certify that MARGARET CHASE PARRY and
WILLIAM PARRY personally appeared before me this day and
acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 19th day of
August, 2004.

My commission expires:
6/21/2008

Esther Rayborn
Notary Public



Esther Rayborn
Commission # DD331131
Expires June 21, 2008
Bonded Troy Felt - Insurance, Inc. 800-396-7019

x Pamela Miller Welsh (SEAL)
PAMELA MILLER WELSCH

x Neil Welsh (SEAL)
NEIL WELSCH

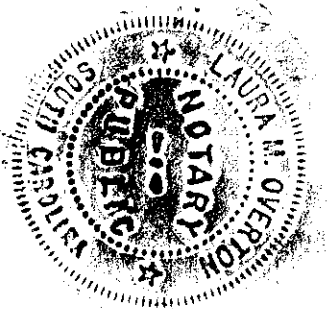
South Carolina
STATE OF ~~FLORIDA~~
COUNTY OF Greenville

I, Laura M. Overton, a Notary Public of the
County and State aforesaid, certify that PAMELA MILLER WELSCH and
NEIL WELSCH personally appeared before me this day and acknowledged
the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 20th day of
August, 2004.

My commission expires:
12/13/11

Laura M. Overton
Notary Public



NORTH CAROLINA - SWAIN COUNTY
The foregoing certificate(s) of

ESTHER RAYBORN

Notary Public is (are) certified to be correct.
Duly registered this date and hour shown
on the first page hereof.

DIANA WILLIAMSON KIRKLAND
Register of Deeds

By Joyce C. Buzz
Assistant / Deputy