NO TITLE EXAMINATION MADE BY ATTORNEY.
Information supplied by Grantors only.

STATE OF NORTH CAROLINA Real Estate Excise Tax MAY 31 '91 03.00

Excise Tax $3.00

Filed and recorded in the Register of Deeds Office for Henderson County, N. C. this 31 day of May, 19 91 at 10:15 o'clock A M. in Book 776 at page 637

Ruby M. Maxwell
Register of Deeds

By: Valerie C. Sirrine Deputy
Recording Time, Book and Page

Tax Lot No. ..... Parcel Identifier No. .....

Verified by ..... County on the ..... day of ....., 19 .....

by .....

Mail after recording to David P. Michaels, 90 Underwood Road, Fletcher, NC 28732

This instrument was prepared by Barbara A. Heck, Attorney at Law, 81 Central Ave., Asheville, NC

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 10th day of April, 19 91, by and between

GRANTOR	GRANTEE
MICHAEL FUQUA and wife, ANITA FUQUA	DAVID P. MICHAELS 90 Underwood Road Fletcher, NC 28732

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 ....., Hooper's Creek Township, Henderson County, North Carolina and more particularly described as follows:

BEGINNING at a stake which stands N 3 deg. 45 min. E 339.5' from the NE corner of Lot No. 2 of Block 3 of Franem Acres, as shown on a plat thereof, recorded in Plat Book 9 at Page 40 of the Henderson County, North Carolina Registry; and running from said beginning point, N 86 deg. 15 min. W 88' to a stake; running thence a new line N 8 deg. E 139' to a stake; running thence N 82 deg. 30 min. E 76.8' to a stake; and thence running S 3 deg. 45 min. W 153.3' to the point of BEGINNING. Being the same property described in a deed recorded in Deed Book 623 at Page 129 of the Henderson County Registry.

Subject to easements, restrictions, rights-of-way and taxes, if any, of record.

Grantee hereby assumes and agrees to pay ad valorem taxes for the year 1991 as they become due and payable.

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The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 623, Page 129

Henderson County Register of Deeds

A map showing the above described property is recorded in Plat Book 9 page 40 .

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:

Easements, restrictions, rights-of-way and taxes, if any, of record. Grantee hereby assumes and agrees to pay the 1991 ad valorem taxes as they become due and payable.

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

(Corporate Name)

By: _____

_____ President

ATTEST:

_____

_____ Secretary (Corporate Seal)

USE BLACK INK ONLY

Michael C. Fuqua (SEAL)
MICHAEL FUQUA

Anita Fuqua (SEAL)
ANITA FUQUA

_____ (SEAL)

_____ (SEAL)

SEAL-STAMP

NORTH CAROLINA, Buncombe County.

I, a Notary Public of the County and State aforesaid, certify that MICHAEL FUQUA and wife, ANITA FUQUA Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 14th day of May, 19 91.

My commission expires: January 4, 1995 Louise McDonald Notary Public

Use Black Ink

SEAL-STAMP

NORTH CAROLINA, _____ County.

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

personally came before me this day and acknowledged that he is _____ Secretary of _____ a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its _____ President, sealed with its corporate seal and attested by _____ as its _____ Secretary.

Witness my hand and official stamp or seal, this _____ day of _____, 19_____

My commission expires: _____ Notary Public

Use Black Ink

The foregoing Certificate(s) of Louise McDonald

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.

Judy H. Maxwell REGISTER OF DEEDS FOR Henderson COUNTY

By Arlene C. Simpson Deputy/Assistant - Register of Deeds

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