

STATE OF NORTH CAROLINA
 COUNTY OF MACON



Presented for registration and recorded in the office of the Register of Deeds for Macon County, North Carolina, in Book I-31, page(s) 1603 - 1605, this 11th day of MAY, 2007, at 10:01 o'clock A. M.

TODD RABY, REGISTER OF DEEDS

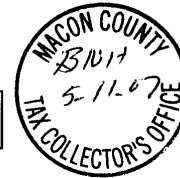
Excise Tax \$56.00 Recording Time, Book and Page

Tax Lot No. Parcel Identifier No. 01-26822
 Verified by County on the day of 2007
 by

Mail after recording to: Steven E. Philo @ "Your Closing Place"


This instrument prepared by: Steven E. Philo, a licensed North Carolina Attorney
 244 Porter Street, Franklin, NC 28734

Brief Description for Index Lot #14, The Crest at Falls View



NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 10th day of May, 2007, by and between
 Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.q. corporation or partnership

GRANTOR	GRANTEE
DEBORAH CARIDAD, unmarried, 278 Brookstone Vista Lane Franklin, North Carolina 28734	 DEE PATTON 854 Castleman Road Franklin, North Carolina 28734

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 of land situated in the City of **Macon** County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

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:

EXHIBIT "A"

Being the same lands, easements, privileges and appurtenances as described in and conveyed by that deed dated May 6, 2004, from Sean Mason, unmarried, to Deborah Caridad and recorded in Book B-28, Pages 87-89, Macon County Land Registry and being more particularly described therein as follows:

Being all the lands, easements, privileges and appurtenances described in that deed dated 7 April 2003 from ROMY INVESTMENTS, INC., and wife, to SEAN MASON, unmarried, and recorded in Book S-26, Page 198-200, Macon County Land Registry, and being more particularly described therein as follows:

"Being a portion of the lands, easements, privileges and appurtenances as described in and conveyed by that deed dated August 15, 2000 from C B S Crest, Inc. to Romy Investments, Inc., recorded in Book D-24, Page 803, Macon County Registry, and being more particularly described as follows:

"COMMENCING at an iron pipe set located in the centerline of a thirty (30) foot wide road right of way and in a line common to Gluck, now or formerly (Book K-11, Pages 190-191, Macon County Registry); said point being further located at the Southeasternmost corner of Lot 5; as shown on the survey map entitled "The Crest at Falls View" by Benjamin A. West, Registered Land Surveyor, dated March 1, 1988 and runs thence with the centerline of the above referenced thirty foot wide road right of way the following five (5) courses and distances: North 72° 06' 15" West 39.45 feet, North 77° 18' 10" West 21.38 feet, South 43° 21' 35" West 137.62 feet, South 18° 47' 50" West 50.12 feet and South 30° 11' 15" West 32.75 feet to the point of BEGINNING; said point being the Northeasternmost corner of the lands herein conveyed; thence from said beginning point and leaving the aforementioned center line, and running with a line common to Lots 5 and 4 respectively, North 51° 14' 30" West passing iron pipes set at 28.94 feet, 158.99 feet, and 267.07 feet, whole distance 318.52 feet to a point in the centerline of a twenty (20) foot wide road right of way at a corner common to Lots 4 and 3; thence South 41° 04' 55" West 20.82 feet to a point in the centerline of a thirty (30) foot wide road right of way; thence with said center line the following seven (7) courses and distances: South 46° 01' 10" East 21.49 feet, South 01° 21' 05" West 16.96 feet, South 31° 36' 50" West 32.85 feet, South 39° 00' 50" West 63.79 feet, South 52° 56' 05" West 86.89 feet, South 29° 09' 25" West 32.00 feet and South 01° 48' 10" East 12.62 feet to a point in the Southwesternmost corner of the lands herein conveyed; thence leaving the aforementioned road right of way and runs with a line common to Lot 13, North 78° 59' 45" East passing an iron pipe set at 18.86 feet, whole distance 101.24 feet to an iron pipe set; thence South 68° 15' 30" East passing an iron pipe set at 180.67 feet, whole distance 205.67 feet to a point in the center line of a thirty (30) foot wide road right of way; thence with a line common to Lot 7, North 51° 55' 35" East 75.59 feet to a corner common to Lot 6; thence with said common line, North 53° 28' 50" East 48.50 feet to the point of BEGINNING, containing 1.06 acres more or less, and being denominated Lot 14, as shown on the above referenced survey map.

"This conveyance is made together with and subject to the right of Grantee to use along with all others who now have or may in the future acquire the right to use the same, that thirty (30) foot wide road right of way, the center line of which forms the eastern and western boundaries of the lands herein conveyed, together with all other existing subdivision roads as shown on the above referenced survey map, along with their continuation to State Road 1655.

"Grantees, their heirs, successors and assigns shall have the right to take an undivided portion of the flow of water produced by the well located on Lot 3 for domestic use; together with the right to maintain at the site of the well, a pump tank and other equipment necessary and appropriate for the use of the well; together with the right to install and maintain a water pipeline running from the well to their residence; together with the right to inspect, maintain, replace and repair the well and the components of the water system. Grantees agree for themselves, their heirs, successors and assigns to share equally all of the expenses, maintenance and upkeep of the well and the components of the water system.

"This conveyance is made subject to the Declaration of Restrictive Covenants dated January 7, 1990 and recorded in Deed Book O-18, Page 194, Macon County Registry, and incorporated herein by reference."

NC72067 Patton Disk 21 & S

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