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Recorded: 12/21/2007 at 09:08:54 AM
Fee Amt: \$453.00 Page 1 of 4
Excise Tax: \$430.00
Workflow# 2418184
Buncombe County, NC
Otto W. DeBruhl Register of Deeds
BK 4503 PG 617-620

Excise Tax: \$ 430⁰⁰ Recording Time, Book and Page

Mail after recording to the Grantee at the following address:
Robert P. Tucker, II (Box # 23)
1417 W. Addison Street
Chicago, IL 60613

This instrument was prepared by Edward B. Krause, Attorney at Law, 96 Central Ave., Asheville, NC 28801, (828) 258-0220.

No title examination or closing performed by attorney.

File #07-526

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 18th day of December, 2007, by and between

| GRANTOR | GRANTEE |
|-----------------------------|--|
| J. CALDWELL PROPERTIES, LLC | EDWARD MULLIN, and wife, JENNIFER MULLIN 1417 W. Addison St. Apt 3F Chicago, Illinois 60613 |

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 Buncombe County, North Carolina, and more particularly described as follows:

BEING all of that property described in Deed Book 4400 Page 1633 and further described in Schedule 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:

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This conveyance is SUBJECT to easements, restrictions and property taxes for the current year, if any of record.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed by its duly authorized officers and its seal to be hereunto affixed, the day and year first above written.

J. CALDWELL PROPERTIES, LLC.

By: *Jeff Caldwell* (SEAL)
JEFF CALDWELL, Member

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

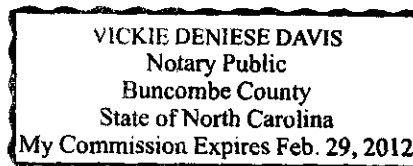
I, *Vickie Deniese Davis*, do hereby certify that JEFF CALDWELL, Member of J. CALDWELL PROPERTIES, LLC, a North Carolina Limited Liability Company, personally appeared before me this day, and acknowledged the due execution of the foregoing instrument.

December WITNESS my hand and official seal, this *18th* day of *December* 2007.

Vickie Deniese Davis,
Notary Public

My commission expires:

02/29/2012



SCHEDULE "A"**LYING AND BEING IN LEICESTER TOWNSHIP, BUNCOMBE COUNTY, NORTH CAROLINA**

TRACT ONE: BEGINNING at a point North 8° East 670.59 feet from a post, said post being the beginning corner for those certain parcels of property described in Deed Book 479 at page 15 and Deed Book 465 at page 184 and running thence North 83° 14' West 5.28 feet to a locust; thence North 22° 26' West 495.40 feet to a pine; thence North 86° 12' East 168.58 feet to an oak; thence South 67° 06' East 416.90 feet to an iron pipe; thence South 23° 18' West 306.57 feet to an iron pipe; thence South 7° 00' East 177.91 feet to an iron pipe on the southern margin of Mountain Road; thence with the southern margin of Mountain Road, South 54° 40' West 68.38 feet to a hub; thence North 58° 47' West 106.23 feet to an iron pipe; thence North 13° 54' East 121.49 feet to a hub; thence North 83° 14' West 142.0 feet to the BEGINNING.

Being the same property as described in Deed Book 1107, Page 342.

TRACT TWO: BEGINNING at a Pine Street, same being the Northwest corner in that deed from Claude J. Sealey and wife, Lulu Sealey, to Richard Penland and wife, Marilee Penland, dated September 9, 1974 and recorded in the Buncombe County Register's Office in Deed Book 1107 at page 342 and runs thence North 87° 58' West 360.05 feet to an iron pipe; thence North 16° 57' East 1195.16 feet to an iron pipe at a chestnut stump; thence South 85° 38' East 371.36 feet to an iron pipe; thence South 4° 21' West 220.78 feet to an iron pipe; thence South 34° 36' East 1094.91 feet to a stake; thence South 50° 28' West 690.35 feet to an iron pipe; thence North 23° 18' East 306.57 feet to an iron pipe; thence North 67° 06' West 416.90 feet to a forked oak tree; thence South 86° 12' West 168.58 feet to the BEGINNING. Containing 22.86 acres more or less.

AND BEING the same property as described in Deed Book 1142, Page 343.

TRACT THREE: BEGINNING at a locust post North 8° 00' East 670.59 feet from the beginning corner of deeds recorded in the Buncombe County Register's Office in Deed Book 479, at page 15 and Deed Book 465 at page 184 and runs thence North 83° 14' West 5.28 feet to a locust; thence South 15° 16' East 124.75 feet to a hub; thence South 79° 57' East 85.53 feet to a stake; thence North 13° 54' East 121.49 feet to an iron hub; thence North 83° 14' West 142 feet to the BEGINNING. Containing 0.33 acres, more or less.

AND BEING the same property as described in Deed Book 1132, Page 238.

TRACT FOUR: BEGINNING at a stake North 7° 00' East 28.58 feet from an iron pin, said iron pin being across Old Mountain Road from said stake and being the southeast corner of certain property described in Deed Book 1107 at Page 342, and running thence North 7° 00' West 157.33 feet to an iron pin; thence North 50° 28' West 105.51 feet to an oak tree; thence North 54° 08' East 49.36 feet to a stake; thence North 53° 26' West 84.86 feet to a stake; thence South 18° 09' East 120.65 feet to a stake; thence South 79° 06' West 54.47 feet to an iron pin; thence South 0°

10' West 106.54 feet to a pine tree; thence South 65° 15' East 103.88 feet to the BEGINNING.

AND BEING the same property as originally described in Deed Book 1161, Page 567, which is included in the above three tracts of land.

THIS CONVEYANCE is further made together with the subject to the right-of-way for ingress, egress, and regress from the above described property to Dix Creek Road, said right-of-way being more particularly described in a right-of-way agreement as recorded in Deed Book 1324 at page 203, and amended in Deed Book 1326, at Page 569, Buncombe County Registry.

THIS CONVEYANCE is made further with a 1971 Gardenia House Trailer, Identification #2444371400 which is permanently attached to the above described real properties and considered by all parties hereafter as real property.

LESS AND EXCEPTING that partial of land conveyed to Dennis James Penland and wife, recorded in Deed Book 1582, at Page 3, Buncombe County Registry.

TOGETHER WITH and subject to easements and restrictions of record.

TRACT FIVE: BEING all of that tract or parcel of land consisting of 26.84 acres, more or less, as set forth on a plat entitled "Survey for J. Caldwell Properties, LLC", dated April 30, 2007, by Robert B. Cheek, PLS, said Plat being recorded in Plat Book 110 at Page 137 of the Buncombe County Register of Deeds Office, reference to said Plat being made for a more particular description.

THE WARRANTIES IN THIS DEED SHALL APPLY TO TRACTS ONE THROUGH FOUR ONLY. NO WARRANTIES SHALL APPLY TO TRACT FIVE.