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FILED
CHEROKEE COUNTY
DAPHNE DOCKERY
REGISTER OF DEEDS

FILED Nov 17, 2008
AT 04:37:02 pm
BOOK 01341
START PAGE 0108
END PAGE 0110
INSTRUMENT # 07045

Cherokee County 11-17-2008
NORTH CAROLINA
Real Estate
Excise Tax \$100.00

THIS INSTRUMENT WAS PREPARED BY:
Rudolph A. Bata, Jr., a licensed North Carolina Attorney

Recording: Time, Book and Page

Mail to: 225 Valley River Avenue, Suite A
Murphy, NC 28906

DEED STAMPS \$ 100.00

NORTH CAROLINA GENERAL WARRANTY DEED

Title to the within described lands not Certified by this office unless written title opinion rendered thereon by Rudolph A. Bata, Jr., P.A., Attorney at Law.

Brief description for index: Lot No. 20 of Wilderness Creek Falls



THIS DEED made this 12th day of November, 2008, by and between

GRANTOR	GRANTEE
WILDERNESS CREEK FALLS, INC., a North Carolina corporation	RICHARD J. JABLONSKI and wife, GISELLA S. JABLONSKI 13247 Thoroughbred Drive Dade City, FL 33525

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 land situated in Hothouse Township, Cherokee County, North Carolina and more particularly described as follows:

Lot No. 20 of Wilderness Creek Falls Subdivision, containing 1.00 acre, more or less, as shown on the plat of survey by Jeffrey B. Weatherly, P.L.S., dated September 26, 2008, and recorded in Plat Cabinet F, Slide 177, 177A, 178, 178A, 179, and 179A,

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PIN: 450000968315000
BY: Dan W. Pops 17 Nov. 08

Cherokee County Registry, reference to which is hereby made for further and more complete description.

GRANT OF EASEMENT:

Grantor further grants perpetual, non-exclusive easements, for purpose of ingress to and egress from the hereinabove described lot, over and along all subdivision access roads within Wilderness Creek Falls, located as shown on the above-referenced survey plat, reference to which is hereby made for greater certainty of location and description.

RESERVATION OF EASEMENT:

Grantor, however, hereby expressly reserves to itself, its successors and assigns, a perpetual, non-exclusive easement, 45 feet wide, 22 ½ feet on each side of centerline, the center line of which forms a portion of the property lines of the hereinabove described lot, being that portion lying within the property lines; for purposes of ingress to and egress from other lots lying within Wilderness Creek Falls, and for location and maintenance of utility lines, including water, electric and telephone lines; located as shown on the recorded survey plat, reference to which is hereby made for greater certainty of location and description. This reservation of easement is also for the use and benefit of other developments and subdivisions, to be developed in the future by Wilderness Creek Falls, Inc. or its successors and/or assigns, as to the main access road extending from U.S. Highway No. 64, known as Wilderness Creek Way.

This conveyance is expressly made subject to those certain restrictive covenants, and conditions governing Wilderness Creek Falls, contained in a certain instrument recorded in Book 1339, Page 621, Cherokee County Registry, reference to which is hereby made for incorporation herein.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1339, Page 615.

TO HAVE AND TO HOLD the aforesaid lots or parcels 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 herein stated:

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, the day and year first above written.

Wilderness Creek Falls, Inc.

By: [Signature]
President

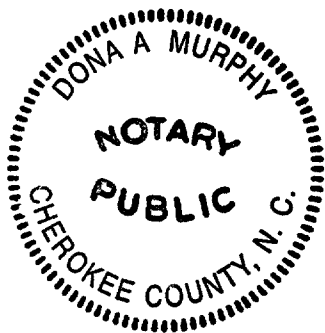
STATE OF NORTH CAROLINA

COUNTY OF CHEROKEE

I, Dona A. Murphy, the undersigned Notary Public of the County and State aforesaid, certify that Glen Frank personally came before me this day and acknowledged that he is the President of Wilderness Creek Falls, Inc., a North Carolina corporation, and that by authority duly given and as the act of each entity, he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal this 6th day of November, 2008.

(Affix Notarial Stamp or Seal Here)



[Signature]
Notary Public: Dona A. Murphy
My Commission Expires: August 1, 2009