

Filed for registration on the 18<sup>th</sup>  
 day of August to 2003  
3:45 o'clock P. M. and Registered in the  
 Office of the Register of Deeds for Clay  
 County, North Carolina in Book No. 264  
 Page 141  
Phonda Denton, Dep.  
 Register of Deeds  
Melissa B. Roach

10 Issued Aug 18 2003  
 555 \$ 250.00  
 081 State of CLAY  
 North Carolina County  
 Real Estate Excise Tax

RECORDING TIME, BOOK & PAGE

After Recording Mail To: **Richard H. Stancil, P.C., 85 South Main Street, Box 1, Hiawassee, Georgia 30546.**

This Instrument was Prepared By: **Richard H. Stancil, 85 South Main Street, Box 1, Hiawassee, Georgia 30546.**

Brief Description: Clay County, North Carolina, Hiawassee Township, Mountain Harbour Golf and Yacht Club, Lot 33B, Containing 1.52 Acres.

Map No. # 5580.00-06-9633

**GRANTORS**

National Investments, L.L.C.  
 Post Office Box 738  
 Hiawassee, Georgia 30546



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**GRANTEES**

Philip F. Trego, and wife  
 Penny C. Trego, and  
 Brad S. Trego, Single  
 8903 Huntington Pointe Drive  
 Sarasota, Florida 34238

**Warranty Deed**

State of North Carolina, Clay County

This Indenture, made this 18th day of August in the year of our Lord Two Thousand Three (2003) between National Investments, L.L.C. of the County of Clay and the State of North Carolina, party of the first part, and Philip F. Trego, and wife Penny Trego, and Brad S. Trego, Single of the County of Sarasota and the State of Florida, party of the second part.

Witnesseth, that the said parties of the first part, for and inconsideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto the said parties of the second part, their heirs and assigns, all of the following described property, to wit:

SEE EXHIBIT "A" ATTACHED

To Have And to Hold, the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of Philip F. Trego, and wife Penny Trego, and Brad S. Trego, Single, the said party of the second part, their heirs and assigns forever in Fee Simple.

And the said parties will forever defend the right and title to the above described property unto the said parties, their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said parties of the first part have hereunto set their hands and affixed their seals and delivered these presents the day and year first above written.

National Investments, L.L.C.

[Signature] (Seal)  
Scotty Fain, Manager

[Signature] (Seal)  
Chris Henson, Member

STATE OF GEORGIA, COUNTY OF TOWNS

I, Shayla Lallement, a Notary Public of the County of Towns and the State of Georgia, certify that Scotty Fain, Manager, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp this ~~22nd~~ 18th day of August, 2003.



[Signature]  
Notary Public  
My Commission Expires: 6/14/05

STATE OF GEORGIA, COUNTY OF TOWNS

I, Shayla Lallement, a Notary Public of the County of Towns and the State of Georgia, certify that Chris Henson, Member, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp this 18th day of August, 2003.



[Signature]  
Notary Public  
My Commission Expires: 6/14/05

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The foregoing certificate of Shayla Lallement, is 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.

By: [Signature]  
Register of Deed for Clay County, North Carolina

By: [Signature]  
Deputy Assistant Register of Deeds

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

All that certain tract or parcel of land containing 1.52 acres, more or less, being Lot 33B of Mountain Harbour Golf and Yacht Club, Hiawasse Township, Clay County, North Carolina, and being more particularly described according to a plat of survey dated June 28, 1993 by Jeffrey B. Weatherly, P.L.S. as recorded in Plat Cabinet 2, Slide 720, Clay County, North Carolina registry, and reference is made to said plat of survey for incorporation herein of the description of Lot 33B.

This property is conveyed subject to all matters and conditions shown on the above referenced plat of survey recorded at Plat Cabinet 2, Slide 720, Clay County, North Carolina Registry.

Conveyed with and subject to a non-exclusive, perpetual right of way and easement, over and across the existing subdivision access to roads as shown on the above referenced plat of survey and which lead to the above described lots for access to US Highway 64 for the purpose of ingress and egress, and regress and utilities.

This property is conveyed subject to and together with the Land Use Covenants governing Mountain Harbour Golf and Yacht Club dated June 19, 1990 and recorded in Deed Book 150, Page 80, Clay County, North Carolina Registry. Said covenants amended at Deed Book 113, Page 238-239 and Deed Book 199, Page 125, Clay County Registry.

For source of title, see Deed Book 261, Page 1, Clay County, North Carolina Registry.

