

Workflow No. 0



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Recorded: 01/16/2009 at 03:00:17 PM
Fee Amt: \$1,620.00 Page 1 of 3
Excise Tax: \$1,600.00
Workflow# 0
Buncombe County, NC
Otto W. DeBruhl Register of Deeds
BK 4638 PG 1928-1930

Excise Tax: \$ 1,600.00 Recording Time, Book & Page

Parcel Identifier No. (POR) 8751.00-39-1331.000
Verified by _____ County on the _____ day of _____, 20
by _____

Mail after recording to: Susan S. Barbour, ROD Box 31 File: 34940
This instrument was prepared by: Susan S. Barbour, McGuire, Wood & Bissette, PA

Brief Description for the index Tract 2, Plat Book 122, Page 17

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made January 16, 2009, by and between

GRANTOR	GRANTEE
Center 164, LLC, a North Carolina Limited liability company 96 Randall Cove Rd Leicester, NC 28748	Randall Glade LLC, a Delaware limited liability company 2405 White Horse Road Berwyn, PA 19312

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

See EXHIBIT A attached hereto and incorporated herein as if set forth verbatim.

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The property hereinabove described was acquired by Grantor by instrument recorded in **Deed Book 4196, Page 494**, Buncombe County Registry.

A map showing the above described property is recorded in **Plat Book 122, Page 17**.

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:

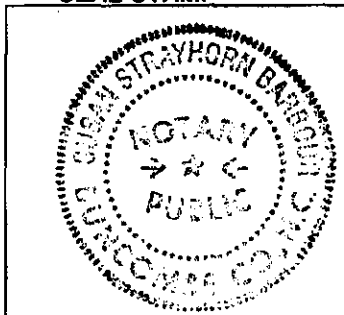
SUBJECT to easements, restrictions, rights of way of record and ad valorem taxes not yet due and payable.

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.

CENTER 164, LLC, A North Carolina limited liability company

By: 
Linda Kimpton Goodin, Manager

SEAL-STAMP



NORTH CAROLINA, Buncombe County.

I, Susan Strayhorn Barbour, a Notary Public of the County and State aforesaid, certify that, **LINDA KIMPTON GOODIN, Manager of Center 164, LLC, A North Carolina limited liability company**, Grantor, personally appeared before me this day and being personally known by me or having produced satisfactory evidence of her identity in the form of a drivers license and who acknowledged the due and voluntary execution of the foregoing instrument as the authorized and official act of the company in her capacity as its Manager.

Witness my hand and official stamp or seal, this 16th day of January, 2009.

My commission expires: 12-10-2011

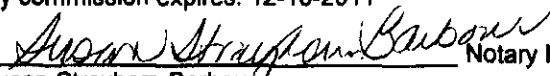
 Notary Public
Susan Strayhorn Barbour

EXHIBIT A

Tract 2, Plat Book 122, page 17

BEING all of that certain parcel of land situated in Sandy Mush Township, Buncombe County, NC and being more particularly described as follows:

BEING all of that 55.341 acre tract designated as TRACT 2 on plat entitled "Survey for Randall Glade LLC" by David E. Summey, PLLC, dated 12-3-2008 and recorded in Plat Book 122, at Page 17 of the Buncombe County, NC Registry, reference to said plat being made for a more particular description of said Tract 2.

TOGETHER WITH an exclusive, appurtenant easement area for use for a septic drain field and repair area as more particularly shown and described on the above referenced recorded plat and lying and being adjacent to the northern boundary of said Tract 2.

TOGETHER WITH the terms and agreements as set forth in that Right of First Refusal Agreement dated January 16, 2009 between Center 164, LLC as grantor and Randall Glade LLC as Grantee to be recorded simultaneously herewith, the terms of said Agreement to be deemed incorporated herein by reference.

TOGETHER WITH AND SUBJECT TO all easements and rights of ways as shown on the above described recorded plat, which rights of ways provide non-exclusive, privately maintained access from said Tract 2 over and across a shared thirty foot (30') wide driveway for ingress, egress and regress and for the installation and maintenance of utilities and drainage facilities leading from the northern boundary of said Tract 2 and crossing Tract 1 as shown and described on the above referenced plat to that privately maintained road known as Randall Cove Road, aka, Surrett Cove Road and Surrett Cove Road Extension to Surrett Cove Road (SR 1397) as more particularly shown on the above referenced plat and as described in Deed Book 1062, Page 162; Deed Book 2091, at Page 689; Deed Book 1236, Page 373; Deed Book 3863, Pages 363, 365 and 367, all of the Buncombe County, NC Registry.

TOGETHER WITH AND SUBJECT TO the terms and agreements as set forth in that Construction and Access Easement dated January 16, 2009 between Center 164, LLC as grantor and Randall Glade LLC as Grantee to be recorded simultaneously herewith, the terms of said Easement to be deemed incorporated herein by reference.

BEING a portion of that property conveyed by Mary Adore Coloney, unmarried to Center 164, LLC, A North Carolina limited liability company by deed recorded in Book 4196, at Page 494 of the Buncombe County, NC Registry.