

FILED
 BOOK 497 PAGE 1645
 06 JUL 11 PM 2:58
Benjamin W. Plines
 REGISTER OF DEEDS
 ALEXANDER COUNTY, NC
 Issued Jul 11 2006
 \$120.00
 State of North Carolina Alexander County
 Real Estate Excise Tax

BK 0497 PG 1645

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$120.00

Parcel Identifier No. Portion of 0800649

Return to: Grantee

This Instrument prepared by: **Jennifer B. Lewis**

Brief description for the Index

3.70 acres, Sugarloaf Township

This deed made this 10th day of July, 2006.

GRANTOR	GRANTEE
Carolyn M. McDowell (Unmarried)	Richard Neher and wife, Nancy Neher Mailing Address: <i>3923 Ivy Lane</i> <i>Kitty Hawk, NC 27949</i>

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 Sugarloaf Township, Alexander County, North Carolina and more particularly described as follows:

3.70 acres as shown on plat recorded in Plat Book 40, Page 134 in the Alexander County Registry on July 11, 2006.

Grantor hereby grants unto the Grantees unexclusive access to the hereinabove described land via a 30' right of way from the southernmost portion of Cove Gap Road (markers 1-43) and then along the 60 foot right of way (markers 44-54 and 71-84, which will be called Johnny Baker Road) as shown on a survey dated July 6, 2006 and recorded in Plat Book 40, Page 134, Alexander County Registry.

The property herein above described was acquired by Grantor by instrument recorded in **Book 474, Page 1587, Alexander County Registry.**

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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:

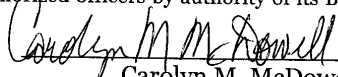
Taxes for the year 2006 and thereafter which are not yet due and payable.

Conditions, Covenants, Restrictions, Easements and Rights-of-way of record and as shown in **Plat Book**, **Page**.

Property is conveyed and Grantees, their successors and/or assigns, herein accept said property subject to the following restrictive covenants:

1. No mobile or modular homes to be erected on said property.
2. Lots may not be further divided.
3. Should Grantees decided to sell, Grantor shall have Right of First Refusal to purchase said property at the then current market value.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

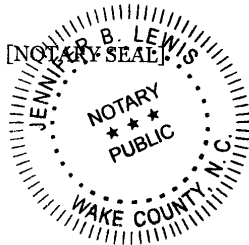

Carolyn M. McDowell

STATE OF North Carolina

COUNTY OF Wake

I, Jennifer B. Lewis, a Notary Public of the state and county aforesaid, certify that Carolyn M. McDowell personally appeared before me this day and acknowledged the execution of the foregoing instrument.

WITNESS my hand and Notarial Seal this 10th day of July, 2006.




Notary Public

My Commission Expires: 5-19-09