

BOOK 469 PAGE 788

FILED in MADISON County, NC on
Oct 17 2008 at 08:34:16 AM
by Susan Rector
Register of Deeds

Excise Tax \$

Recording Time, Book and Page

NORTH CAROLINA GENERAL WARRANTY DEED

Tax Lot No. _____ Parcel Identifier No. _____, 20____
Verified by _____ County on the _____ day of _____
by _____

TITLE NOT EXAMINED

Mail after recording to James M. Edmonds (#54)
This instrument was prepared by James M. Edmonds, PO BOX 206, CANDLER NC 28715

Brief Description for the index

THIS DEED made this the 15th day of September, 2008

GRANTOR

BOBBIE ANN DAVIS WARREN and husband
JOSEPH B. WARREN

GRANTEE

BRENDA W. FANNON and
JOSEPH W. WARREN

Brenda Fannon
91 Warren Road
Candler, NC 28715

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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 the City of #1 Township, Madison County, North Carolina and more particularly described as follows:

BEING all of that tract or parcel of land as described in a deed dated May 10, 1941 from D.J. Deal, to Hubert Davis and Robena Davis as recorded in Deed Book 68 at Page 71, Madison County Register of Deeds Office, reference to said deed being made for a more particular description.

CONTAINING 40 acres, more or less and further being identified as Tax PIN 9715-79-7280.

AND BEING the same property as described in Deed Book 459 at Page 197, Madison County Registry.

The property herein above described was acquired by Grantor by instrument recorded in _____ Book, _____ Page.
 A map showing the above described property is recorded in _____ Book, _____ Page.

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 herein above described is subject to the following exceptions:

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.

 (Corporate Name)

Bobbie Ann Davis Warren (SEAL)
 BOBBIE ANN DAVIS WARREN

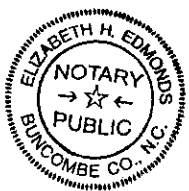
By: _____

Joseph B Warren (SEAL)
 JOSEPH B. WARREN

 (SEAL)

 (SEAL)

SEAL-STAMP



NORTH CAROLINA, Buncombe County.
 I, the undersigned, a Notary Public of the County and State aforesaid, certify that BOBBIE ANN DAVIS WARREN and husband JOSEPH B. WARREN, Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this the 15th of September, 2008
October

My commission expires: 1-2-2009
Elizabeth H Edmonds Notary Public

SEAL-STAMP

NORTH CAROLINA, Buncombe County.
 I, a Notary Public of the County and State aforesaid, certify that _____, personally came before me this day and acknowledged that s/he is _____, of _____, a corporation, and that s/he, as _____, being authorized to do so, executed the foregoing on behalf of the corporation. Witness my hand and official stamp or seal, this _____ day of _____, 2005.

My Commission Expires: _____ Notary Public

The foregoing Certificate(s) of _____
 is/are 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 _____ REGISTER OF DEEDS FOR _____ COUNTY
 Deputy/Assistant-Register of Deeds.