

2010005464
TRANSYLVANIA CO, NC FEE \$22.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED:
10-28-2010 12:06:56 PM
CINDY M OWNBEY
REGISTER OF DEEDS
BY: KARIN SMITH
DEPUTY REGISTER OF DEEDS
BK: DOC 554
PG: 351-352

NON-WARRANTY DEED

Excise Tax: -0- Zero
Tax Parcel ID No. 8521-07-3788-000 Verified by Transylvania County
on the day of , 20 10 By: Toxaway Views, Inc. 10-28-10 OW

Mail/Box to: #307 Toxaway Views, Lake Toxaway, NC 28747
This instrument was prepared by: Toxaway Views, Inc.
Brief description for the Index: Common Areas at Toxaway Views, Phase One

THIS DEED, made this the day of , 20 10, by and between

GRANTOR: Toxaway Views, Inc.
whose address is: #509 Toxaway Views, Lake Toxaway, NC 28747
(herein referred to collectively as **Grantor**) and

GRANTEE: Toxaway Views Homeowners Association
whose address is: P.O. Box 88, Sapphire, NC 28774
(herein referred to collectively as **Grantee**)

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, quitclaims and conveys unto Grantee in fee simple the following described property located in the City of Lake Toxaway, County of Transylvania, State of North Carolina, more particularly described as follows:

ALL COMMON AREAS DESIGNATED AND DEFINED BY CERTAIN DECLARATIONS CREATING UNIT OWNERSHIP AND ESTABLISHING RESTRICTIONS, COVENANTS, AND CONDITIONS FOR TOXAWAY VIEWS, PHASE 1, TOGETHER WITH ANY AND ALL AMENDMENTS OF RECORD THEREOF AS RECORDED AT BOOK CD4, PAGE 42-81 INCLUSIVE OF THE PUBLIC RECORDS; ADDITIONALLY, .04 ACRES A/K/A DECK AREA CONVEYANCE APPERTAINING TO THE PROPERTY OF GORGES AT LAKE TOXAWAY LLC, AND FURTHER, SET FORTH IN MAP/PLAT BOOK 259, PAGE 773 IN THE PUBLIC RECORDS AT TRANSYLVANIA COUNTY, STATE OF NORTH CAROLINA.

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book CD4, Page 42-81, and being reflected on plat(s) recorded in Map/Plat Book 259, page/slide 773.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple.

Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, Grantor has executed this instrument as of the day and year first above written.

NON-INDIVIDUAL GRANTOR EXECUTE HERE:

INDIVIDUAL GRANTOR EXECUTE HERE:

Foxaway Views Inc.
(Entity Name)

(SEAL)

By: John Anthony Eisher III
Print/Type Name: John Anthony Eisher III
Title: Pres.

(SEAL)

By: _____
Print/Type Name: _____
Title: _____

(SEAL)

By: _____
Print/Type Name: _____
Title: _____

(SEAL)

INDIVIDUAL ACKNOWLEDGMENT

State of _____ - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and official stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____
(SEAL - STAMP)

Notary Public

NON-INDIVIDUAL ACKNOWLEDGMENT

State of North Carolina - County of Transylvania

I, the undersigned Notary Public of the County and State aforesaid, certify that John Anthony Eisher III personally came before me this day and acknowledged that he is the President of Foxaway Views Inc, a North Carolina or _____ corporate/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and official stamp or seal, this 28th day of October, 2010.

My Commission Expires: 1/13/2013
(SEAL - STAMP)

Nickie W. Walden
Notary Public

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and 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