

Doc ID: 003509340003 Type: CRP  
 Recorded: 08/11/2006 at 04:55:04 PM  
 Fee Amt: \$538.00 Page 1 of 3  
 Excise Tax: \$518.00  
 Jackson County, NC  
 Joe Hamilton Register of Deeds  
 BK 1608 PG 788-790



**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 518.00

Parcel Identifier No. 7592-68-4380 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_

✓ Mail/Box to: Kimberly R. Coward, Coward, Hicks & Siler, P.A., P. O. Box 1918, Cashiers, NC 28717-1918

This instrument was prepared by: Peter A. Paul, P.C., P. O. Box 3049, Cashiers, NC 28717-3049

Brief description for the Index: LT 7, FERNWOOD AT BALD ROCK

THIS DEED made this 11th day of August, 2006, by and between

GRANTOR	GRANTEE
RDJS, LLC a Delaware limited liability company 7478 Dublin Drive Boca Raton, FL 33433	Carol W. Lynch, a single woman 414 Stillmont Circle Cashiers, NC 28717

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 \_\_\_\_\_, Cashiers Township, Jackson County, North Carolina and more particularly described as follows:  
 See Exhibit "A"

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1572 page 809.

A map showing the above described property is recorded in Plat Book 15 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, other than the following exceptions:

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

RDJS, LLC (Entity Name) (SEAL)
By: Stewart G Harris (SEAL)
Title: President
By: (SEAL)
Title:
By: (SEAL)
Title:

State of North Carolina - 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 Notarial stamp or seal this day of , 20 .

My Commission Expires: Notary Public

State of North Carolina - County of Jackson

I, the undersigned Notary Public of the County and State aforesaid, certify that Stewart G Harris personally came before me this day and acknowledged that he is the President of RDJS, LLC, a North Carolina or Delaware corporation/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 Notarial stamp or seal, this 11th day of August, 20 06

My Commission Expires: 5/30/2009 MARTHA J. CAIN NOTARY PUBLIC JACKSON COUNTY, N.C. My Commission Expires 05-30-2009 Notary Public

State of North Carolina - County of I, the undersigned Notary Public of the County and State aforesaid, certify that

Witness my hand and Notarial stamp or seal, this day of , 20 .

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.

Register of Deeds for County
By: Deputy/Assistant - Register of Deeds

EXHIBIT "A"

Being all of Lot 7, Fernwood at Bald Rock, containing 4.32 acres, as shown on a plat entitled "Plat for Bryan & Co." drawn by John R. Long & Associates, R.L.S., Job No. LD6-THIRDSQLT7, dated July 15, 2006, as recorded in Plat Cabinet 15, Slide 27/, Jackson County Registry, to which reference is specifically made.

Together with a non-exclusive right-of-way over Tray's Island Road as shown on the above-referenced plat, together with continuations thereof, for purposes of ingress and egress between U.S. Highway 64 and subject property.

Subject to a View Easement for the benefit of Lots 4 & 5, Fernwood at Bald Rock, as shown on the above-referenced plat, for the purpose of cutting and/or trimming trees, in order to provide a view for Lots 4 & 5. Prior to the cutting or trimming of any trees, a tree cutting/trimming plan must be submitted to the Architectural Review Committee for approval. After the tree cutting/trimming plan has been approved by the ARC, the owners of Lots 4 & 5, their heirs, successors and/or assigns shall have the right to enter upon said easement area, at such times as the owner of Lot 7 shall determine, and to cut and/or trim trees on said easement area as reasonably necessary to establish and to maintain a view for subject property. All such cutting and/or trimming shall be done in a timely and workmanlike manner, and all limbs, brush and other wood shall be promptly removed from said easement area, all at the sole expense of the owners of Lots 4 & 5; and the owner of Lot 7, Fernwood at Bald Rock, shall be held harmless and indemnified from any and all claims of injury, damage and/or costs resulting from said cutting and/or trimming. The owner of Lot 7, may remove, at the expense of the owners of Lots 4 & 5, any limbs, brush or wood, resulting from the exercise of the rights set forth above and not removed immediately. This view easement shall run perpetually with the land.

Subject to the Declaration of Protective Covenants for Fernwood at Bald Rock, dated June 9, 2006, as set forth in Book 1594, Page 116, Jackson County Registry, together with any and all amendments and supplements thereto of public record.

In accepting this conveyance, the Grantee herein acknowledges that memberships in Fernwood at Bald Rock Property Owners Association, Inc., and the Fairfield Sapphire Valley Master Association, Inc., are appurtenances to the realty hereinabove conveyed and that the benefits and burdens of such memberships cannot be severed from the fee to which it is appurtenant and the same shall run perpetually with the land.

Together with and subject to any and all restrictions, conditions, covenants, easements, and rights-of-way of public record.

Being a portion of the same lands and premises described in the deed to the GRANTOR herein from HARRIET R. HOLT, an unmarried widow and HARRIET R. HOLT, Trustee of the Henry L. Holt Revocable Trust, dated March 8, 2006, and recorded in Deed Book 1572 at Page 809 of the Jackson County Registry, to which reference is specifically made.