

BOOK 5-30
PAGE(S) 700-703

STATE OF NORTH CAROLINA
COUNTY OF MACON



Presented for registration and recorded in the office of the Register of Deeds for Macon County, North Carolina, in Book 5-30, page (s) 700 - 703, this 4th day of October, 2006, at 3:42 o'clock P. M.

ADELAIDE K. GREEN, REGISTER OF DEEDS

WARRANTY DEED

This instrument prepared by:
Russell R. Bowling
Attorney at Law
77 West Main Street
Franklin, North Carolina 28734
Rev. \$80.00
File #: 06-433
Parcel ID # 08-00310 & 08-00558



STATE OF NORTH CAROLINA
MACON COUNTY

THIS DEED, Made this, the 29th day of September, 2006, by **THEODORE W. WANESKI** and **MICHAEL N. CONNORS** as Co-Executors of the Estate of Helen C. Waneske, and **MICHAEL N. CONNORS** as Trustee of the Helen Waneske Charitable Remainder Annuity Trust, parties of the first part, to **WILLIAM VINCENT ROSS** and wife, **GLORIA PORTER-ROSS** of 1281 Georgia Road, PMB 392, Franklin, North Carolina 28734, parties of the second part; whether one or more; the neuter gender shall be deemed to include the masculine and feminine and the singular number the plural, and vice versa:

WITNESSETH:

That the said parties of the first part in consideration of Ten Dollars and other valuable considerations, the receipt of which is hereby acknowledged, have bargained and sold, and by these presents do bargain, sell and convey unto said parties of the second part, their heirs, successors and assigns, a certain tract or parcel of land in Franklin Township, Macon County, State of North Carolina, being more particularly described as follows:

Being all the lands, easements, privileges and appurtenances as described in and conveyed by the deed from Betty J. Merrill to Helen Cecilla Waneske, dated May 23, 2005 and recorded in the Office of Register of Deeds for Macon County, North Carolina, in Book E-29, Pages 1981-1983, and more particularly described therein as follows:

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“TRACT ONE:

“Being all the lands, easements, privileges and appurtenances as described in and conveyed by the deed from Edith I. Lanier and husband, Hobbs Lanier to Betty J. Merrill, dated August 16, 2002 and recorded in the Office of Register of Deeds for Macon County, North Carolina, in Book Y-25, Pages 747-748, and more particularly described therein as follows:

““BEING the same lands, easements, privileges and appurtenances as described in the deed from Mill Creek Properties to Edith I. Lanier dated 16 November 1978 and recorded in Deed Book I-12, Page 1999, Macon County Land Registry, and being more particularly described therein as follows:

“““Being Lot No. 52, Block D, Phase I, Section One, Mill Creek Estates as shown on a plat thereof recorded in Plat Book 5, Page 85, Macon County Land Registry, to which plat reference is hereby made for a more complete description of the property hereby conveyed.

“““This conveyance is made subject to the Restrictive Covenants set forth in the Declaration of Restrictive Covenants, recorded in Book F-12, Page 165, Macon County Land Registry.

“““This conveyance is made subject to easements of record for use for utilities and roads.

“““By acceptance of this conveyance, the party of the second part becomes a member of Mill Creek Estates Property Owners' Association, Inc., and is subject to all rules and regulations of said association.””

“TRACT TWO:

“Being all the lands, easements, privileges and appurtenances as described in and conveyed by the deed from George Peloquin, widower of Victoria M. Peloquin, by his Attorney In Fact, Richard Peloquin to Betty J. Merrill, dated April 11, 2003 and recorded in the Office of Register of Deeds for Macon County, North Carolina, in Book S-26, Pages 1771-1772, and more particularly described therein as follows:

“BEING the same lands, easements, privileges and appurtenances as described in the deed from Mill Creek Properties, A Partnership, to Victoria M. Peloquin, dated 3 August 1979 and recorded in Deed Book T-12, Page 103, Macon County Land Registry, to which plat reference is hereby made for a more complete description of the property hereby conveyed.

“““Being Lot No. 53, Block D, Phase I, Section One Mill Creek Estates, as shown on a plat thereof recorded in Plat Book 5, Page 85, Macon County Land Registry, to which plat reference is hereby made for a more complete description of the property hereby conveyed.

“““This conveyance is made subject to the Restrictive Covenants as set forth in the Declaration of Restrictive Covenants, recorded in Book F-12, Page 165, Macon County Land Registry.

“““This conveyance is made subject to easements of record for use of utilities and roads.

“““By acceptance of this conveyance, the party of the second part agrees for itself, its heirs, successors and assigns to become a member of Mill Creek Estates Property Owners' Association, Inc., is subject to all rules and regulations of said association.”””

Helen Waneske died February 25, 2006 in Gwinnett County Georgia.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging, or in anywise thereunto appertaining, unto the said parties of the second part, their heirs and assigns, to their only use and behoof, in fee simple forever, subject to those exceptions, reservations, and limitations following the description hereinabove set forth.

And the said parties of the first part covenant with said parties of the second part, their heirs, successors and assigns, that they are seized of said premises in fee, and have the right to convey the same in fee simple; that the same are free and clear from all liens and encumbrances, and that they will warrant and defend the said title to the same against the lawful claims of all persons whomsoever, subject to those exceptions, reservations, and limitations following the description hereinabove set forth.

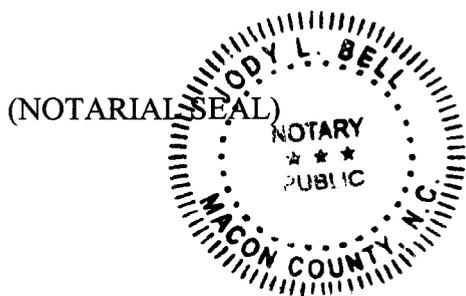
IN TESTIMONY WHEREOF, the said parties of the first part have hereunto set their hands and seals, the day and year above written.

Theodore W Waneske (SEAL)
THEODORE W. WANESKI, Co-Executor of the Estate of Helen C. Waneske

STATE OF NORTH CAROLINA
COUNTY OF MACON

I, Jody L. Bell, a Notary Public of the aforesaid County and State, hereby certify that **THEODORE W. WANESKI, Co-Executor of the Estate of Helen C. Waneske**, appeared before me this day, and acknowledged the due execution of the annexed deed of conveyance.

WITNESS, my hand and Notarial Seal, or stamp, this 2nd day of September 2006.

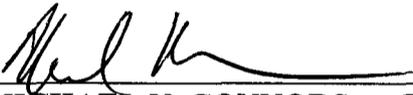


Jody L. Bell
Notary Public
My Commission Expires: 09/24/2010

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IN TESTIMONY WHEREOF, the said parties of the first part have hereunto set their hands and seals, the day and year above written.

 (SEAL)
**MICHAEL N. CONNORS, Co-Executor of the
Estate of Helen C. Waneske**

 (SEAL)
**MICHAEL N. CONNORS, as Trustee of the Helen
Waneske Charitable Remainder Annuity Trust**

STATE OF NEW YORK
COUNTY OF Kings

I, JANET M. KASSAR, a Notary Public of the aforesaid County and State, hereby certify that **MICHAEL N. CONNORS, Co-Executor of the Estate of Helen C. Waneske, and MICHAEL N. CONNORS, as Trustee of the Helen Waneske Charitable Remainder Annuity Trust**, appeared before me this day, and acknowledged the due execution of the annexed deed of conveyance.

WITNESS, my hand and Notarial Seal, or stamp, this 3rd day of ~~September~~ October 2006.

JANET M. KASSAR
Notary Public, State of New York
No. 01KA5072654
Qualified in Kings County
Commission Expires 02-03-2007


Notary Public
My Commission Expires: 2/3/2007

(NOTARIAL SEAL)