

TRANSFER MADE ON RECORD

Date 12-15-06

By HR

HAYWOOD COUNTY TAX CERTIFICATION

There are no delinquent taxes due that are in a lien

against parcel number(s) 11686-91-0125

David B. Francis, Haywood County Tax Collector

Date 12-15-06 By: RW

Haywood County--Register of Deeds
Amy R. Murray, Register of Deeds
Inst# 654165 Book 690 Page 354
Pgs: 3 12/15/2006 10:23:04am
Excise Tax Paid \$ 145.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 145.00

Parcel Identifier No. 7686-91-0125 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Derek M. Wenzel, Wenzel & Wenzel, PLLC, 166 Branner Avenue, Waynesville, NC 28786

This instrument was prepared by: Wenzel & Wenzel, PLLC, 166 Branner Avenue, Waynesville, NC 28786

Brief description for the Index: _____

THIS DEED made this 14th day of December, 2006, by and between

| GRANTOR | GRANTEE |
|---|---|
| David R. McGuffey and wife Cecilia S. McGuffey 1012 Castaway Blvd Vero Beach, FL 32963 | Wayne H. Barr 1602 Beachwood Road Springfield, SC 29146 |

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 _____, Ivy Hill Township, Haywood County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 602 page 1955.

A map showing the above described property is recorded in Plat Book C page 3157.

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: Restrictive covenants recorded in Book 417, Page 5, Haywood County Registry.

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

 (Entity Name) David R. McGuffey (SEAL)
 David R. McGuffey

By: _____ Cecilia S. McGuffey (SEAL)
 Cecilia S. McGuffey

Title: _____

By: _____ _____ (SEAL)

Title: _____

By: _____ _____ (SEAL)

Title: _____

State of Florida - County of Haywood

I, the undersigned Notary Public of the County and State aforesaid, certify that David R. McGuffey and wife Cecilia S. McGuffey 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 14th day of December, 2006

My Commission Expires: 6/30/09
DAVID - FLDCM710176900990
CECILIA FLDCM710176900990

 J. LOTT
 Notary Public
 My Commission DD436029
 Expires June 30, 2009

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____, a North Carolina or _____ 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 _____ day of _____, 20__.

My Commission Expires: _____

 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 Lot 32 containing 0.837 acres as per plat and survey entitled "Revision of Lots 32 thru 36, Pinetree, Inc. Development" by J. Randy Herron, PLS, dated October 11, 2002, recorded in Plat Cabinet C, Slot 3157, Haywood County Registry.

SUBJECT TO the Restriction Agreement dated June 29, 1984, entitled Maggie Valley Development Corporation, Inc. and recorded in Deed Book 417, page 5, Haywood County Registry.

BEING a portion of the deed conveyed from Stephen F. Foreman, Trustee and Summit Group 85 Partnership, and Sunset Group 325 Partnership to Maurice & Suzanne Wilder Properties, Inc. and recorded in Deed Book 560, Page 409, Haywood County Registry.

ALSO BEING the identical property described in deed dated July 13, 2004 from Maurice & Suzanne Wilder Properties, Inc., to David R. McGuffey and wife, Cecilia S. McGuffey in Book 602, page 1955, Haywood County Registry.

Barr-McGuffey
06-1159