

REAL ESTATE EXCISE
TAX PAID: \$120.00
DN 7/12/04

Filed for registration on the 12 day of July
2004 at 4:30 o'clock P. m. and registered and
verified on the 12 day of July 2004
in book no. 242 of page 100
Andy M. Oumbey
Register of Deeds, Transylvania County
By: Beth C. Sales, Asst.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$120.00

Return after recording to: The Neumann Law Firm

Brief description for the Index: Lot 38, Paisley Place

This Deed was prepared by: Donald E. Jordan, Attorney at Law

July 12, 2004 - pnw

This DEED is made as of July 9, 2004, by and between:

GRANTOR: DONALD E. COX and HARRIET W. COX,
Trustees of the DONALD E. AND HARRIET W.
COX FAMILY TRUST DATED JULY 25, 1996

GRANTEE: CHARLES S. ELLIOTT and
CAROL A. MARTIN,
Husband and Wife

Address of Grantee: 5903 Mount Eagle Dr. #704
Alexandria, VA 22303

The designation Grantor and Grantee in this Deed shall include the parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

The Grantor, for a valuable consideration paid by the Grantee (the receipt of which is acknowledged) grants, bargains, sells and conveys to the Grantee in fee simple, all of the lot or parcel of land located in Dunns Rock Township, Transylvania County, North Carolina, and as is described in the attached "Exhibit A." This conveyance is made subject to easements and rights of way of record, to any recorded covenants, and to real property taxes for the current year. This is all of the property as was acquired by Grantor by Deed recorded in Book 428, Page 285, Transylvania County Registry.

THIS CONVEYANCE IS MADE FOR THE GRANTEE TO HAVE AND TO HOLD the Property and all privileges and appurtenances belonging to the Property in fee simple.

The Grantor covenants with the Grantee that Grantor owns the Property in fee simple, has the right to convey the Property 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, subject only to the stated exceptions.

Grantor is signing this Deed as of the date specified above.

Donald E. Cox
Donald E. Cox, Co-Trustee of the Donald E. and Harriet W. Cox Family Trust dated July 25, 1996

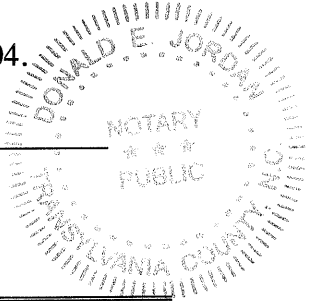
Harriet W. Cox
Harriet W. Cox, Co-Trustee of the Donald E. and Harriet W. Cox Family Trust dated July 25, 1996

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, Donald E. Jordan, a Notary Public of the specified County and State, certify that Donald E. Cox and Harriet W. Cox, as Co-Trustees of the Donald E. And Harriet W. Cox Family Trust dated July 25, 1996, personally appeared before me this day and acknowledged the execution of this Deed.

Witness my signature and official stamp or seal, this 9 day of July, 2004.

My commission expires: August 30, 2004

Donald E. Jordan
Notary Public


The Certificate of Donald E. Jordan is certified to be correct.
This Deed and this Certificate are registered at the date and time in the Book and Page shown on the first page of this Deed.

Cindy M. Ownby
Register of Deeds for Transylvania County
By: Beth C. Sales, Asst.
Deputy Register of Deeds

EXHIBIT "A"

Being all of Lot No. 38, of Paisley Place Lots 34-44, of Glen Cannon Properties, Inc., as shown on a plat by Woodrow W. Wilson recorded in Plat File 6, Slide 208, Records of Plats for Transylvania County, North Carolina, reference to which is hereby made for a more complete description of the property herein conveyed.

Subject to restrictive and protective covenants and easements appearing of record in Deed Book 392 at Page 702 of the Transylvania County Registry.

Subject to a view easement twenty-five (25) feet in width along the eastern line of the above described lot, said view easement being parallel to said eastern lot line. Said view easement is appurtenant to Lots 42 and 43 of Paisley Place and includes the right to enter upon Lot 38 and to remove or limb trees less than ten inches in diameter and to limb or top trees over then inches in diameter in accordance with American Nursery Association Standards.

TOGETHER WITH and subject to all rights of way, easements and restrictions appurtenant to the Grantors.

Grantors make the following certifications with respect to the Trust dated July 25, 1996:

1. The Trust has not been revoked, and remains in full force and effect.
2. Donald E. Cox and Harriet W. Cox are the Co-Trustees of the Trust.
3. The Trust provides the Trustees with the power to sell the real property conveyed by this Deed.