

FILED JoAnn Townsend  
Register of Deeds, Watauga Co., NC  
Recording Fee: \$31.00  
NC Real Estate TX: \$.00

20110413000030870 GC  
Bk: BR1567 Pg: 390  
04/13/2011 03:28:50 PM 1/5



Excise Tax: None

Recording Time, Book & Page  
File Number: 12060327, 12060331 and  
12060332 (hmw)

State of North Carolina

QUIT CLAIM DEED

County of Watauga

This Deed, made this 27<sup>th</sup> day January, 2011 by and between

**GUSTAVO BARNI and wife, MELANI L. BARNI aka Melanie L. Barni**  
**1190 S.W. 20<sup>th</sup> Street**  
**Boca Raton, FL 33486**  
(hereinafter called "Grantor")

and

✓ **GUSTAVO BARNI**  
**1450 S.W. 17<sup>th</sup> Street**  
**Boca Raton, FL 33486**  
(hereinafter called "Grantee")

WITNESSETH



Prepared by: di Santi Watson Capua & Wilson  
P. O. Box 193, Boone, NC 28607



20110413000030870  
BR1567 391 275

Grantor for and a valuable consideration paid by the said Grantee(s), the receipt of all of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the said Grantees, their heirs, successors and assigns, in fee simple, all that certain tract(s) or parcel(s) of land lying and being in Laurel Creek Township, Watauga County, North Carolina, more particularly described as follows:

**TRACT 1:** BEING all of Lot 20 of the property known as Grass Gap Golf Course – Beech Mountain, as shown on plat thereof recorded in Map Book 4 at Page 66 of the Watauga County Registry.

This conveyance is subject to Declaration of Restrictions recorded in Book 104 at Page 320 of the Watauga County Registry, which restrictions are incorporated herein by reference.

Also conveyed herewith is that right to top trees on Lot GH-32 as set forth in deed recorded in Book of Records 401 at Page 783 of the Watauga County Registry.

**TRACT 2:** BEING all of Lot 32 of the property known as Grass Gap Golf Course – Beech Mountain, as shown on plat thereof recorded in Map Book 5 at Page 25 of the Watauga County Registry.

This conveyance is subject to Declaration of Restrictions recorded in Book 104 at Page 320 of the Watauga County Registry, which restrictions are incorporated herein by reference.

This conveyance is subject to that certain view easement recorded in Book of Records 401 at Page 783 of the Watauga County Registry.

**TRACT 3.** BEING all of Lot 183 of the property known as the Hemlock Hills Section of Beech Mountain as more particularly shown on Exhibit A attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book of Records 1193 at Page 675, Book of Records 1193 at Page 678 and Book of Records 1193 at Page 682, Watauga County Registry.

Pursuant to NCGS 105-317.2, Grantors represents that the property conveyed herein is not their primary residence.

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**Prepared by: di Santi Watson Capua & Wilson**  
**P. O. Box 193, Boone, NC 28607**

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To have and to hold the aforesaid premises and all privileges and appurtenances thereunto belonging to the said Grantees, their heirs, successors and assigns, in fee simple.

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

This conveyance is made pursuant to North Carolina General Statute §39-13.3 and North Carolina General Statute §52-10, and §50-20(B)(2), and the Grantor specifically releases, quitclaims, and gives to Grantee, any and all rights to this real property or any interest therein arising by virtue of his marriage to the Grantee, including any right of action or interest arising from or through the Grantee's estate. It is the stated intention of the Grantor to relinquish all of his interest in this marital property of the parties.

**PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION**

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal, the day and year first above written.

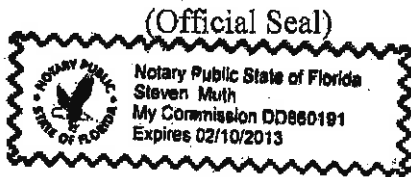
*Gustavo Barni* (SEAL)  
Gustavo Barni

Broward County, Florida

I certify that the following person, Gustavo Barni, personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Date: 2/7/11

*Steven Muth*  
Print Name: Steven Muth  
My Commission expires: 2/10/13



Prepared by: di Santi Watson Capua & Wilson  
P. O. Box 193, Boone, NC 28607



M. Barni (SEAL)  
Melani Barni

Palm Beach County, Florida

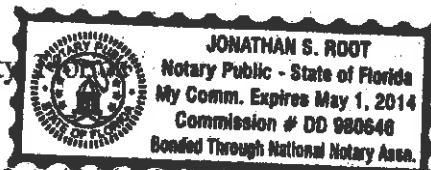
I certify that the following person, Melani Barni, personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Date: Feb. 19, 2011

(Official Seal)

[Signature]  
Print Name: \_\_\_\_\_  
My Commission expires: \_\_\_\_\_

Palm Beach County



W:\Robin's Files\Real Estate\Closings\Barni, Gustavo\Quitclaim Lot 29, 32, 189 Laurel, Palm Beach, FL 33411\2060327\12060331\12060331\hmw

Prepared by: di Santi Watson Capua & Wilson  
P. O. Box 193, Boone, NC 28607



EXHIBIT A

LAUREL CREEK TOWNSHIP  
WATAUGA COUNTY

NORTH CAROLINA

BEING all of Lot 183 of the property known as the Hemlock Hills Section of Beech Mountain as shown on plat recorded in Plat Book 16 at Page 179 of the Watauga County North Carolina Public Registry.

This conveyance is made subject to Declaration of Restrictions as recorded in Book 16 at Page 179 of the Watauga County North Carolina Public Registry, which restrictions being incorporated herein by reference.

This conveyance is subject to the following restrictions:

1. The Grantee acknowledges that the property described herein has no private or public access.
2. There shall be no improvement or development of any kind on this property, including the cutting or removal of any vegetation. The property shall remain in its natural state.
3. The sole purpose of this conveyance is to provide membership in the Beech Mountain Club pursuant to an agreement dated September 23, 1981 as recorded at Deed Book 124 at Page 427 of the Watauga County Register of Deeds Office.
4. The Grantor intends to impose a conservation easement on the Grantors adjoining property as described in Plat Book 16 at Page 179 so that the Grantors property can not be improved or developed, and shall remain in its natural state, except for the possibility of the construction of hiking trails through the property. The Grantee agrees to impose and join the execution of the conservation easement executed by the Grantor to assure that this property is not improved or developed, and remains in its natural state, with the exception of possible hiking trails on the property. The Grantor hereby reserves an easement for the placement of hiking trails on the property at a location and width in the sole discretion of the Grantor, its successors and assigns.
5. These covenants, restrictions and servitudes shall run with the land. The Grantee, by accepting the deed to the property, accepts the property subject to the covenants, restrictions and servitudes, and agrees for himself, his heirs, legal representatives, administrators, successors and assigns, to be bound by each of the covenants, restrictions and servitudes. The covenants, restrictions and servitudes shall be in effect until December 1, 2026, and shall be automatically extended for successive periods of ten years each, unless the owners of not less than 100% of the lots agree to terminate and modify the covenants, restrictions and servitudes in writing and recorded in the Watauga County Register of Deeds Office at any time prior to the expiration of the term, or any succeeding ten year term.

WATAUGA COUNTY NC 03/04/97  
\$98.00  
Real Estate  
Excise Tax

Excise Tax \$98.00

FILED  
WANDA C. SCOTT  
REGISTER OF DEEDS  
97 MAR -4 AM 9:35  
BY: *[Signature]*  
DEPUTY  
WATAUGA COUNTY, NC

30401 783

Recording Time, Book and Page

Tax Lot No. \_\_\_\_\_ Parcel Identifier No. \_\_\_\_\_  
Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
by \_\_\_\_\_

Mail after recording to dl Santl Watson (mp) 19702432  
This instrument was prepared by Anthony S. di Santl

Brief Description for the index

Lot GH-20, Pine Ridge Road, Beech  
Mountain, NC

### NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made Feb 04, 1997, by and between

#### GRANTOR

Fox Run Estates, Ltd., a North Carolina Corporation  
315 Beech Mountain Parkway  
Beech Mountain, NC 28604

#### GRANTEE

Willard E. McClamma and wife, Barbara S. McClamma  
7207 Dusty Road  
Riverview, FL

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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 Beech Mountain, Laurel Creek Township, Watauga County, North Carolina and more particularly described as follows:

BEING all of Lot 20 of the property known as Grassy Gap Golf Course, Beech Mountain, North Carolina, as shown on plat thereof recorded in Map Book 4, at Page 66 of the Watauga County, North Carolina Public Registry, to which plat reference is hereby made for a more complete description.

This conveyance is made subject to Declaration of Restrictions recorded in Book 104, at Page 320 of the Watauga County, North Carolina Public Registry, which restrictions are incorporated herein by reference.

Grantors herein give, grant and convey unto Grantee, their heirs, successors and assigns, the perpetual right to top trees on Lot GH-32 located to the southwest of subject property for the purpose of maintaining a scenic view, together with a reasonable right of way and easement of ingress, egress and regress over and upon Lot GH-32 for the purpose of said tree-topping only.



3K 0401 PR 784

The property hereinabove described was acquired by Grantor by instrument recorded in Book 292, Page 081.

A map showing the above described property is recorded in Map Book 4, Page 66.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

- a) 1997 Watauga County and Town of Beech Mountain ad valorem taxes and subsequent years.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

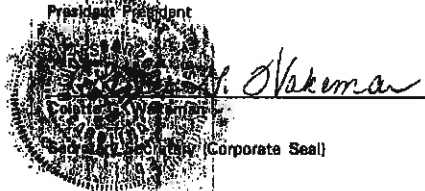
Fox Run Estates, Ltd.

FOX RUN ESTATES, LTD.

(Corporate Name)

By: Warren E. Wakeman  
Warren E. Wakeman

President



(Corporate Seal)

USE BLACK INK ONLY

(SEAL)

(SEAL)

(SEAL)

(SEAL)

SEAL-STAMP

USE BLACK INK ONLY

Florida, Sarasota  
NORTH CAROLINA, Watauga County.  
I, the undersigned, a Notary Public of the County and State aforesaid, certify that Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this \_\_\_ day of \_\_\_.

My commission expires: / /

Notary Public

SEAL-STAMP

USE BLACK INK ONLY

NORTH CAROLINA, Watauga County: Florida, Sarasota  
I, the undersigned, a Notary Public of the County and State aforesaid, certify that Collette G. Wakeman personally came before me this day and acknowledged that he/she is Secretary of Fox Run Estates, Ltd., a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by him/her as its Secretary. Witness my hand and official stamp or seal, this 2 day of Feb 97.

My commission expires: /13/99

Notary Public



**KATHY SHARROW**  
My Comm Exp. 1/03/99  
Bonded By Service Inc  
No. CC431275

Kathy Sharrow

NORTH CAROLINA WATAUGA COUNTY

The foregoing Certificate(s) of Kathy Sharrow, Notary Public, State of Florida

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.

By Wanda C. Scott REGISTER OF DEEDS FOR Watauga COUNTY  
Wanda C. Scott Deputy/Assistant-Register of Deeds.