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WILDER MOUNTAIN PARCEL
COMB
WILDER COMPTON
ASSESSOR OF PROPERTY
FENTRESS COUNTY
JAMESTOWN TN 38556

Prepared By: Harold E. Deaton
Attorney at Law
P.O. Box 797
Jamestown, TN 38556

WARRANTY DEED

This indenture made and entered into on this the 13th day of November, 2006, by and between WILDER MOUNTAIN, LLC, an Ohio Limited Liability Company (authorized to do business in the State of Tennessee), hereinafter referred to as the Grantor, and TIMOTHY ARTHUR LEWIS, hereinafter referred to as the Grantee.

Witness, that for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the said Grantor has this day bargained and sold and by these presents does transfer and convey unto the said Grantee, his heirs and assigns, the following described tract or parcel of land, to-wit:

Lying and being in the Fourth Civil District of Fentress County, Tennessee, and being Lot #426 of Wilder Mountain, Phase XX, being a development of J.J. Detweiler Enterprises, Inc., and being depicted on a survey plat prepared by Christopher M. Vick, R.L.S. #2164, and being of record in Plat Book 5, Page 100, in the Register's Office of Fentress County, Tennessee, to which reference is here made for a complete description of the property.

EASEMENT:

Wilder Mountain, LLC reserves an easement over the above-described tract along the path of any existing road as depicted on the master subdivision/development plat referenced above in a total width of twenty-five (25) feet from the centerline of the road. The easement is permanent and is for the purpose of ingress and egress to the above tract as well as all other adjoining or contiguous tracts in the development known as Wilder Mountain Development. The easement is also for the purpose of underground utilities at the discretion of the developer. The described easement attaches to and runs with the land and may be assignable in the event of dedication for roads as described in the applicable restrictive covenants.

UTILITY EASEMENT:

Wilder Mountain, LLC reserves a permanent utility easement of ten (10) feet running parallel to the adjoining road right-of-way line of each lot or tract that is depicted on the master subdivision/development plat and as described above. The utility easement may be for use for water lines, natural gas lines, overhead or underground electric or related utilities. In addition to the permanent easement an additional five (5) feet beyond the permanent utility easement is reserved as a temporary construction and maintenance easement for said utilities. The total width of permanent and temporary easements is fifteen (15) feet from the right-of-way line of the road that adjoins each lot or tract with said easements running parallel to that road right-of-way line. These described permanent and temporary easements shall attach to and run with the land. The easement shall include the right to enter on the lands of grantee at the location of the easement for initial construction of utilities as well as maintenance and repair of utilities by both private and public utility companies, if applicable.

Subject to the Declaration of Protective Covenants, Roads and Common Lands for Wilder Mountain, Phase XX which has been placed of record in the Register's Office of Fentress County, Tennessee, in Book 105, Pages 637-644.

Being a portion of the property conveyed in a Quitclaim Deed from J.J. Detweiler Enterprises, Inc. to Wilder Mountain, LLC, an Ohio Limited Liability Company (authorized to do business in the State of Tennessee), dated September 6, 2005, of record in Book 85, Pages 635-642, in the Register's Office of Fentress County, Tennessee.

Map 110, Part of Parcel 1.01

The preparer of this deed makes no representation as to the status of the title to the property described herein, unless a separate title opinion has been issued.

This deed was prepared from information furnished by the grantor.

Tax notices may be mailed to the grantee herein at 8530 Hanna Avenue, Tampa, FL 33615-3452.

Subject to reservations of oil and gas by prior owners.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging unto the said Grantee, his heirs and assigns, forever; and the said Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple; has a good and lawful right to convey same, and that the same in unencumbered.

The Grantor further covenants and binds itself, its heirs and representatives, to warrant and forever defend the title to said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

When necessary for a proper construction hereof, the plural case shall be read singularly, and so construed.

Witness my hand on this the day and date first above written.

WILDER MOUNTAIN, LLC

BY: 
JOSEPH J. DETWEILER
MANAGING MEMBER

STATE OF OHIO
COUNTY OF STARK

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named Joseph J. Detweiler, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Managing Member of Wilder Mountain, LLC, the within named bargainor, and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of Joseph J. Detweiler as Managing Member of Wilder Mountain, LLC.

13th Witness my hand and official seal in Uniontown, Ohio, on this day of November, 2006.

Tammy Hippert
NOTARY PUBLIC

My Commission expires:
January 3, 2010



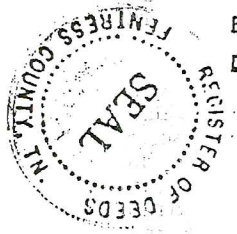
TAMMY HIPPERT, Notary Public
Residence - Portage County
State Wide Jurisdiction, Ohio
My Commission Expires January 3, 2010

I or we swear or affirm that the actual consideration for this transfer or value of the property transferred; whichever is greater, is \$ 62,900 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

James Brown
Grant

Subscribed and sworn to before me this 14 day of Nov 2006.

Register L. Faye Stephens
Deputy Register Patricia Slaven



BK/PG: 110/423-425

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3 PGS : AL - WARRANTY DEED	
TRISK BATCH: 9882	
11/14/2006 - 03:34:07 PM	
VALUE	61900.00
MORTGAGE TAX	0.00
TRANSFER TAX	232.73
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	250.73
STATE OF TENNESSEE, PORTAGE COUNTY	
FAYE STEPHENS	
REGISTER OF DEEDS	