

Filed for registration on the 7 day of Feb.
2001 at 10:00 o'clock A. M. and registered and
verified on the 7 day of Feb. 2001
in Book No. 39 of page 307
Vickie L. Edwards
Register of Deeds, Transylvania County

By: D'Rua McCall, Deputy
000039 000307

Excise Tax -0-

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. _____
Verified by _____ County on the 7 day of February 2001
by _____ GM

Mail after recording to _____

This instrument was prepared by DAVID C. NEUMANN, ATTORNEY AT LAW

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 2nd day of January, 2001, by and between

GRANTOR

GRANTEE

CLIFTON B. MASHBURN and wife,
CAROLYN SUE MASHBURN and
CONNESTEE FALLS PROPERTY OWNERS
ASSOCIATION, INC.

CLIFTON B. MASHBURN and wife,
CAROLYN SUE MASHBURN
4576 AKERS LANE
WARRENTON, VA 20187

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 _____, Dunns Rock Township,

Transylvania County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

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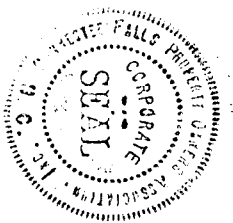
The property hereinabove described was acquired by Grantor by instrument recorded in _____

A map showing the above described property is recorded in Plat Book _____ page _____

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:



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.

CONNESTEE FALLS PROPERTY OWNERS ASSOCIATION, INC.

By: Fredrick L. Edwards
President

Clifton B. Mashburn (SEAL)
CLIFTON B. MASHBURN

ATTEST: [Signature]
Assistant Secretary (Corporate Seal)

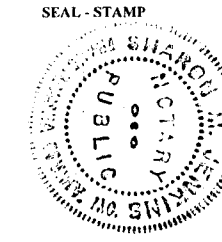
Carolyn Sue Mashburn (SEAL)
CAROLYN SUE MASHBURN



Virginia Jasper County.
I, a Notary Public of the County and State aforesaid, certify that CLIFTON B. MASHBURN and wife,

CAROLYN SUE MASHBURN Grantor personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 26 day of January, 2001.

My commission expires: 8/31/01 Edie H. Fishback Notary Public



NORTH CAROLINA, TRANSYLVANIA County.
I, a Notary Public of the County and State aforesaid, certify that Richard Wade

personally came before me this day and acknowledged that he is assistant Secretary of CONNESTEE FALLS PROPERTY OWNERS ASSOCIATION, INC. 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 as its assistant Secretary

Witness my hand and official stamp or seal, this 1st day of February, 2001.
My commission expires: 11-23-2002 Sharon M. Jenkins Notary Public

The foregoing Certificate(s) of Edie H. Fishback, Sharon M. Jenkins

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 Vickie L. Edwards REGISTER OF DEEDS FOR Transylvania COUNTY
D'Ann McCall Deputy Assistant - Register of Deeds

Prepared by: David C. Neumann

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Exhibit "A"

BEING all of Lot 8A of Unit 30, of Connestee Falls Development as shown by a plat thereof recorded in Plat File 9, Slide 68, Records of Plat for Transylvania County, North Carolina and being the combination of Lot(s) 8 and 9, Unit 30 of Connestee Falls Development as shown by a plat thereof recorded in Plat Book 5, Pages 82-82D, Records of Plats for Transylvania County, North Carolina.

Subject to restrictive covenants recorded in Book 189, page 443, Records of Deeds for Transylvania County, North Carolina, as amended in Book 190, page 437, Records of Deeds for Transylvania County, North Carolina and all other valid amendments thereto, including the revised, amended and restated Declaration recorded in Deed Book 289, page 107, Transylvania County Registry, as amended by Amendment to the Declaration of Restrictive Covenants recorded in Deed Book 320, page 389, Transylvania County Registry, and the amendment to the Declaration of Covenants, Conditions and Restrictions and the Bylaws of Connestee Falls Property Owners Association, Inc., dated August 8, 1992 and recorded in Book 354, page 4, Records of Deeds for Transylvania County, North Carolina, and the Second Restatement of Declaration of Restrictive Covenants for Connestee Falls and recorded in Deed Book 413, Page 30, Records of Deeds for Transylvania County and by supplemental Declarations of Restrictive Covenants of record in the Transylvania County Registry, and the Third Restatement of Declaration of Restrictive Covenants for Connestee Falls and recorded in Deed Book 421, page 161, records of Deeds For Transylvania County, and by supplemental declarations of Restrictive Covenants of record in Transylvania County Registry.

Subject to a right-of-entry as set out in Deed Book 256, Page 206 Transylvania County Registry.

Also subject to the restriction that the above described property cannot be separated or subdivided for resale, devise or gifting.

This conveyance is made subject to the rights-of-way of all roads which may presently traverse the property, to all road rights-of-way which may presently appear of record, to the rights-of-way of all utility lines which may presently traverse the property and to all rights-of-way for public utilities which may presently appear of record.

The Connestee Falls Property Owners Association, Inc. is joining in the execution of the deed for the purpose of assenting to the combination of the above described lots.