



2013004550

TRANSYLVANIA CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$500.00

PRESENTED & RECORDED:
08-16-2013 01:55:41 PM

CINDY M OWNBEY
REGISTER OF DEEDS
BY: D REE MCCALL
DEPUTY REGISTER OF DEEDS

BK: DOC 666
PG: 812-814

NORTH CAROLINA GENERAL WARRANTY DEED

8/16/13
CGL

Excise Tax: \$500.00 Return after recording to: Donald Jordan
Brief description for the Index: Lot 18 Revised, Unit 17, Connehee Falls
This Deed was prepared by: Donald E. Jordan, Attorney at Law
This property does not include the primary residence of Grantor

This DEED is made this 15th day of August, 2013, by and between:

GRANTOR: JAMES L. ROBARDS, also known as
James Robards, Sr., unmarried
Grantor's Address: P.O. Box 43, Cedar Mountain, NC 28718

GRANTEE: JOHN P. KILPATRICK and
MELISSA J. DuBROWA, Husband and Wife
Grantee's Address: 61 Adohi Court, Brevard, NC 28712

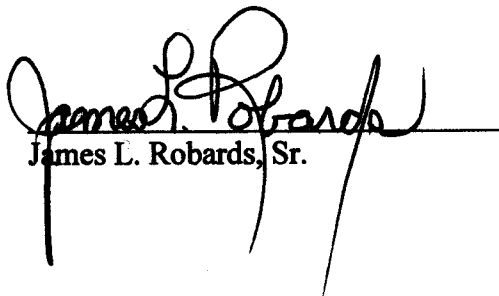
The designation Grantor and Grantee in this Deed shall include the parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

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, described in the attached Exhibit A. This is all of the property acquired by Grantor by Deed recorded in Document Book 342, Page 45, Transylvania County Registry. This conveyance is made subject to easements and rights of way of record, to any covenants of record, and to real property taxes for the current year.

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 is seized of the Property 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, subject only to the stated exceptions.

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

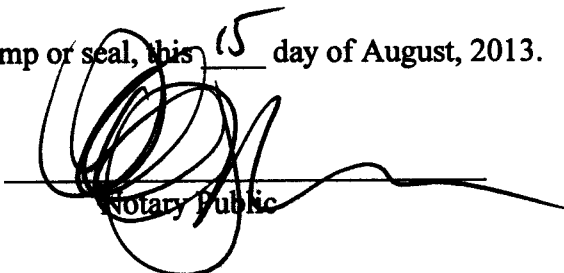

James L. Robards, Sr.

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, Donald E. Jordan, a Notary Public of the specified County and State, certify that James L. Robards, Sr. personally appeared before me this day and acknowledged the voluntary execution of this Deed.

Witness my signature and official stamp or seal, this 15 day of August, 2013.

My commission expires: August 30, 2014


Notary Public

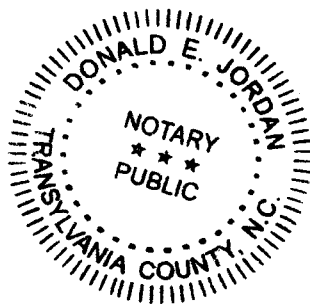


EXHIBIT "A"

BEING all of Lot 18 and Parcel B, containing 0.174 of an acre and Parcel C, containing 52 square feet of Unit 17, of Connestee Falls Development. Lots 18 and Parcel B and Parcel C are designated Lot 18 Revised of Unit 17 as more particularly described on the plat entitled Combination Plat and for James L. Robards, Sr. and wife, Lynn M. Robards and Stanley Cohen and Toby Cohen, prepared by Clarence Jenkins and recorded in Plat File 11, Slide 692, Transylvania County Registry.

Subject to the privileges and mutual and beneficial restrictions, covenants, equitable servitudes and charges set forth in the Third Restatement of Declaration of Restrictive Covenants for Connestee Falls recorded in Book 421, Page 161, Records of Deeds for Transylvania County, North Carolina and by all subsequent amendments and supplemental declarations thereto appearing of record in the office of the Register of Deeds for Transylvania County.

Subject to the right of entry retained in Book 249, Page 616, Transylvania County Registry.

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.