

**2017002646**TRANSYLVANIA CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX**\$630.00**

PRESENTED & RECORDED:

05-24-2017 12:42:03 PM

CINDY M OWNBEY

REGISTER OF DEEDS

BY: BETH C LANDRETH
ASSISTANT**BK: DOC 805****PG: 142-144****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 630.00

Parcel Identifier No. 8582-18-2953-000 Verified by KL County on the 24 day of May, 2017
By: _____Mail/Box to: Brian P. Philips, P.A., 30 N. Country Club Road, P.O. Box 432, Brevard, NC 28712This instrument was prepared by: Brian P. Philips, P.A., 30 N. Country Club Road, P.O. Box 432, Brevard, NC 28712

Brief description for the Index: _____

THIS DEED made this 15th day of May, 2017 by and between**GRANTOR**Marilyn J. Hahn
287 Cupulet Drive
Capulet, FL 34292**GRANTEE**Nancy Morrison Torrey and husband,
David H. Hirschman
1010 Central Ave. #413
St. Petersburg, FL 33705

Enter in appropriate block for each Grantor and Grantee: name, mailing 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

The property hereinabove described was acquired by Grantor by instrument recorded in Book 360 page 100-102.All or a portion of the property herein conveyed includes or X does not include the primary residence of a Grantor.A map showing the above described property is recorded in Plat Book 11 page 831.

NC Bar Association Form No. 3 © 1976, Revised © 1/1/2010

Printed by Agreement with the NC Bar Association

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, other than the following exceptions: Restrictive covenants recorded in Book 189, Page 443, and Book 190, Page 437, and Book 289, Page 107, and Book 320, Page 389, and Book 413, Page 30, Transylvania County Registry.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

(Entity Name) Marilyn J. Hahn (SEAL)
Print/Type Name: Marilyn J. Hahn

By: _____
Print/Type Name & Title: _____ (SEAL)
Print/Type Name: _____

By: _____ (SEAL)
Print/Type Name & Title: _____
Print/Type Name: _____

By: _____ (SEAL)
Print/Type Name & Title: _____
Print/Type Name: _____

State of North Carolina - County or City of Transylvania

I, the undersigned Notary Public of the County or City of Transylvania and State aforesaid, certify that _____
Marilyn J. Hahn personally appeared before me this day and
acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or
seal this 18th day of May, 20 17

My Commission Expires: September 3, 2017
(Affix Seal)

Sue A. Green
Sue A. Green Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____
_____ personally came before me this day and acknowledged that he is the
_____ of _____, a North Carolina or _____
corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority
duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness
my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

EXHIBIT "A"

BEING all of Lot 56, Unit 68, Qualla Village more fully described on that certain plat entitled "Qualla Village" and Subdivision Plat & Final Survey prepared for Qualla Village, LLC, dated July 12, 2006 and recorded in Plat File 11, Slide 831, Records of Plats for Transylvania County, North Carolina.

Subject to the Covenants for Connetsee Falls Development, as recorded in Book 189, Page 443 of the Transylvania County Registry, as those covenants have been amended, restated and supplemented with respect to the Unit set forth above. The conveyance is made pursuant to and subject to the benefits and restrictions set forth in the Agreement between Qualla Village LLC and Connetsee Falls Property Owners Association, Inc. and recorded in Book 403, Page 361, Transylvania County Registry.

Subject to the Declaration of Covenants, Conditions and Restrictions for Qualla Village recorded in Book 424, Page 554, Transylvania County Registry.

Subject to rights of entry for improvement and rights of way for roads and utilities of record.

Together with and subject to a Deed of Non Exclusive Easement as recorded in Book 360, Page 98, Transylvania County Registry.