



2016004284

TRANSYLVANIA CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$700.00

PRESENTED & RECORDED:
09-01-2016 02:55:18 PM
CINDY M OWNBEY
REGISTER OF DEEDS
BY: BEVERLY MCJUNKIN
DEPUTY REGISTER OF DEEDS

BK: DOC 775
PG: 626-628

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: **\$700.00**

Parcel Identifier No. _____ Verified by Ke County on the 1 day of Sept, 2016

By: _____

Mail/Box to:

Shelton Jones, Attorney, Straus Park, 5 Park Place E., Suite 201, Brevard, NC 28712

This instrument was prepared by:

Shelton Jones, Attorney, Straus Park, 5 Park Place E., Suite 201, Brevard, NC 28712

Brief description for the Index: **Lots 81 and 82 Combined (81A), Unit 26, Connestee Falls**

THIS DEED made this **1st** day of **September**, 2016, by and between

GRANTOR

GRANTEE

**Dotsi, LLC,
A North Carolina Limited Liability Company**

564 Turkey Pen Road
Mills River, NC 28759

**Don R. Hilbelink and wife,
Amy J. Hilbelink**

605 Crystal Grove Blvd.
Lutz, FL 33548

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 made a part hereof by reference.

This property does () or does not (X) include the primary residence of Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 624, Page 89.

A map showing the above described property is recorded in **Plat File 11, Page 628.**

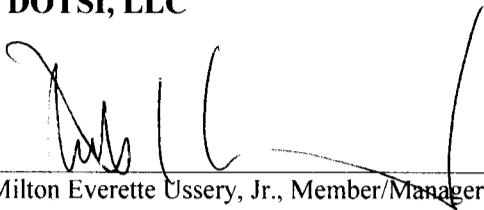
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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 fee 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:

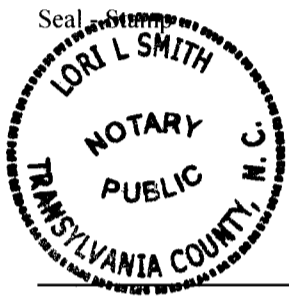
This conveyance is made subject to easements and rights of way of record, to any recorded restrictions and covenants, and to real property taxes for the current year.

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

DOTSI, LLC

By:  (SEAL)
Milton Everette Ussery, Jr., Member/Manager Dotsi, LLC

Seal of



State of NORTH CAROLINA – County of TRANSYLVANIA

I, the undersigned Notary Public of the County and State aforesaid, certify that **Milton Everette Ussery, Jr. , Member/Manager Dotsi, LLC**, 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 15 day of September, 2016.

My Commission Expires: 9/10/16

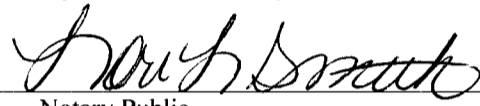

Notary Public

EXHIBIT "A" TO A DEED FROM DOTSI, LLC A NORTH CAROLINA LIMITED LIABILITY COMPANY TO DON R. HILBELINK AND WIFE, AMY J. HILBELINK

Being all of Lots 81 and 82 of Unit 26 of Connestee Falls Development as shown by a plat thereof recorded in Plat File 11, Slide 628, Records of Plats for Transylvania County, North Carolina, and being the combination of Lot 81 and 82, Unit 26 of Connestee Falls Development as shown by a plat thereof recorded in Plat Book 5, Page 28-28H, Records of Plats in the office of the Register of Deeds for Transylvania County, North Carolina.

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 of 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 more particularly described in Deed Book 325, Page 542, Transylvania County Registry.

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.

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