

2009005007

TRANSYLVANIA CO, NC FEE \$23.00
STATE OF NC REAL ESTATE EXTX

\$1110.00

PRESENTED & RECORDED:

08-27-2009 02:02:39 PM

CINDY M OWNBEY

REGISTER OF DEEDS

BY: D REE MCCALL

DEPUTY REGISTER OF DEEDS

BK:DOC 511

PG:564-567

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 1,110.00

Parcel Identifier No. _____ Verified by _____ County on the 27th day of August, 20 09
By: gjmMail/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 27th day of August, 20 09, by and between

GRANTOR

John R. Oliver, Trustee and Jeanne M. Oliver
Trustee of the John R. Oliver and Jeanne M.
Oliver Revocable Trust u/a/d May 12, 1998

GRANTEE

Marvin Lewin, Trustee and Jeannette Lewin,
Trustee of the Jeannette Lewin and Marvin
Lewin Revocable Trust Agreement, u/a/d
March 20, 20079 Tidy Island
Bradenton, FL 34210

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" AND "B" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

The property hereinabove described was acquired by Grantor by instrument recorded in Book 252 page 166.A map showing the above described property is recorded in Plat Book 4/7 page 58/602.

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:

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

(Entity Name)

John R. Oliver (SEAL)
John R. Oliver, Trustee

By: _____
Title: _____

Jeanne M. Oliver (SEAL)
Jeanne M. Oliver, Trustee

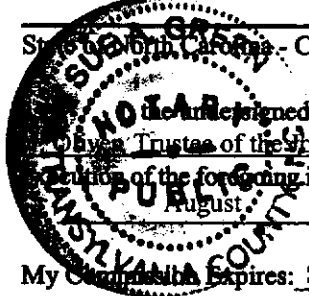
By: _____
Title: _____

(SEAL)

By: _____
Title: _____

(SEAL)

State of North Carolina - County of Transylvania



I, the undersigned Notary Public of the County and State aforesaid, certify that John R. Oliver, Trustee and wife, Jeanne Oliver, Trustee of the John R. Oliver & Jeanne M. Oliver 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 27th day of August, 2009.

My Commission Expires: September 3, 2012

Sue A. Green
Notary Public Sue A. Green

State of North Carolina - County of _____

I, the undersigned Notary Public of the County 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: _____

Notary Public

State of North Carolina - County of _____

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

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

My Commission Expires: _____

Notary Public

The foregoing Certificate(s) of _____ 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: _____ Register of Deeds for _____ County
Deputy/Assistant - Register of Deeds

EXHIBIT "A"

BEING all of Lot 1A, of Unit 42, of Connestee Falls Development as shown by Plat thereof, recorded in Plat File 7, Slide 602, Records of Plats for Transylvania County, North Carolina and being the combination of Lots 1 and 5, Unit 42 of Connestee Falls Development as shown by a plat thereof recorded in Plat File 4, Slide 58, 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 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 and together with a right-of-entry contained in Book 432, Page 705, 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.

Subject to the restriction that the above described property cannot be separated or subdivided for resale, devise or giving.

EXHIBIT "B"

The John R. Oliver and Jeanne M. Oliver Revocable Trust Agreement, dated the 12th day of May, 1998, among other provisions contains the following provisions:

The Declaration paragraph is as follows:

This Agreement, entered into the 12th day of May, 1998, between John R. Oliver of Pinellas County, Florida and Jeanne M. Oliver of Pinellas County, Florida (hereinafter referred to individually and collectively as "Grantor") and John R. Oliver and Jeanne M. Oliver (hereinafter referred to individually and collectively as "Trustee")

Article V: Successor Trustee

Upon the death of the Trustee or if the Trustee is unable to serve or continue to serve as Trustee, either Grantor shall serve as successor Trustee of this Trust. Any Trustee names herein or appointed pursuant to the terms of this document shall be entitled to serve without bond or other security.

Article VII: Powers of Trustee

The Trustee and any successor or substitute trustee appointed hereunder shall have, in addition to the powers conferred by statute and the common law, power:

- B. To sell or otherwise dispose of realty and personalty, including, but not limited to, all assets described in Article VII A herein, publicly or privately, wholly or partly on credit, make executory constructs, and grant options binding upon trust assets;

By execution of the deed, Grantors certify that the above information is a true and accurate representation of the trust provisions and that the trust has not been amended or revoked and is currently in existence.