



**2019004713**

TRANSYLVANIA CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXTX  
**\$28.00**

PRESENTED & RECORDED:  
09-16-2019 02:16:36 PM

CINDY M OWNBEY  
REGISTER OF DEEDS

BY: KARIN SMITH  
DEPUTY REGISTER OF DEEDS

**BK: DOC 893**

**PG: 297-299**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$28.00

Return after recording to: Donald E. Jordan

Brief description for the Index: Lot 21, Unit 18, Connestee Falls

This Deed was prepared by: Donald E. Jordan, Attorney at Law

This property does not include the primary residence of Grantor

9/16/19 RS

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This DEED is made this 12<sup>th</sup> day of September, 2019, by and between:

**GRANTOR:** **CONNESTEE FALLS PROPERTY OWNERS ASSOCIATION, INC.**  
a North Carolina Nonprofit Corporation, and  
Grantor's Address: 33 Connestee Trail, Brevard, NC 28712

**GRANTEE:** **TED BALTRUSAITIS and JAN MARIE ROBINSON,**  
Husband and Wife  
Grantee's Address: 239 Cambridge Avenue, Decatur, GA 30030

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, and as is described in the attached Exhibit "A." This is all of the same property acquired by Grantor by Deed recorded in Document Book 241, Page 414, 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.

Connestee Falls Property Owners Association, Inc.



By: [Signature]  
James Whitmore, General Manager

STATE OF NORTH CAROLINA  
COUNTY OF TRANSYLVANIA

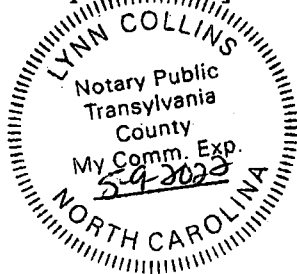
I, Lynn Collins, a Notary Public of the specified County and State, certify that James Whitmore personally appeared before me this day and acknowledged that he is the General Manager of Connestee Falls Property Owners Association, Inc., and that by authority given and as the act of the corporation, he signed this Deed on its behalf.

Witness my signature and official stamp or seal, this 12th day of September, 2019.

My commission expires: 5-9-2022

[Signature]  
Notary Public

[Notary Stamp/Seal Here]



**EXHIBIT "A"**

All of Lot Number 21, Unit 18, of Connestee Falls Development as shown by the Plat recorded in Plat Book 5, Pages 3-3B, Records of Plats for Transylvania County, North Carolina.

This conveyance is made subject to the Declaration of Restrictive Covenants by Connestee Falls Development Corporation, as originally recorded in Deed Book 189, Page 443 of the Transylvania County Registry, and as the Covenants have since been supplemented, amended, and restated, including the Fifth Restatement recorded in Document Book 779, Page 314, Transylvania Count Registry.

Subject to a right-of-entry for improvements, and to rights-of-way for roads and utilities in place or of record.