



2015005474

TRANSYLVANIA CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$556.00

PRESENTED & RECORDED
10-23-2015 04:04:28 PM

CINDY M OWNBEY
REGISTER OF DEEDS

BY: BEVERLY MCJUNKIN
DEPUTY REGISTER OF DEEDS

BK: DOC 744

PG: 25-27

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 556.00

Parcel Identifier No. 8583-35-3299-000 Verified by _____ County on the 23 day of Oct., 2015
By: _____ CGJ

Mail/Box to: The Neumann Law Firm, PLLC, 9 Park Place West Ste. 102, Brevard, NC 28712

This instrument was prepared by: Brian P. Philips, P.A., 30 N Country Club Road, Brevard, NC 28712

Brief description for the Index: LOT 227A U 1 of Connetsee Falls Development,

THIS DEED made this 6th day of October, 2015 by and between

GRANTOR

GRANTEE

Robert D. Clark, Jr. and wife,
Theordora M. Bray
116 Dogwood Lane
Warren, Indiana 46792

Lee D. Allaben and wife,
Julie H. Allaben
136 Catkin Drive
S Burlington, VT 05403

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 297 page 642.

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 File 7 page 38.

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)

Robert D. Clark Jr. (SEAL)
Print/Type Name: Robert D. Clark, Jr.

By: _____

Theodora M. Bray (SEAL)
Print/Type Name: Theodora M. Bray

Print/Type Name & Title: _____

By: _____

Print/Type Name: _____ (SEAL)

Print/Type Name & Title: _____

By: _____

Print/Type Name: _____ (SEAL)

Print/Type Name & Title: _____

State of North Carolina - County or City of Transylvania

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____
Robert D. Clark, Jr. and wife, Theodora M. Bray 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 19th day of October, 2015

My Commission Expires February 13, 2017
(Affix Seal)

Jennifer L. Gardner
Jennifer L. Gardner 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 No. 227A of Unit 1, of Connestee Falls Development as shown on a Plat of a survey recorded in Plat File 7, Slide 38, Records of Plats for Transylvania County, North Carolina.

Subject to the privileges and mutual and beneficial restrictions, covenants, equitable servitudes and charges set forth in the Fourth Restatement of Declaration of Restrictive Covenants for Connestee Falls recorded in Book 512, Page 224-251, 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 a right-of-entry as set out in Deed Book 234, Page 425 and Deed Book 290, Page 710, 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.