



2019001440

TRANSLYVANIA CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$550.00

PRESENTED & RECORDED:
03-22-2019 02:44:27 PM
CINDY M OWNBEY
REGISTER OF DEEDS
BY: BETH C LANDRETH
ASSISTANT

BK: DOC 874
PG: 345-350

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$550.00

Parcel Identifier No. 8582-85-3873 Verified by _____ County on the 22 day of March, 2019
By: DM

Mail/Box to: Donald E. Jordan, Attorney at Law, 4 West Main St., Ste. 5, Brevard, NC 28712

This instrument was prepared by: David C. Neumann, Attorney at Law (19-187)

Brief description for the Index: 603 Kanasgowa Dr., Brevard, NC 28712

THIS DEED made this 6th day of March 2019, by and between

GRANTOR

GRANTEE

**Douglas E. Wolven as Executor and Individually
And wife, Marlene Ann Wolven
Cathrine Marie Blair and husband,
Brian Sidney Blair
Matthew L. Wolven and wife,
Linda A. Wolven
Michael T. Wolven and wife,
Michelle Wolven**

**Mary Tutzauer and husband,
Chad Bennett**

**603 Kanasgowa Dr.
Brevard NC 28712**

**Devises under the Will of Donald D. Wolven
Dated May 19, 2000
Estate File 2018-E-380**

**PO Box 110
Powder Springs GA 30127**

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 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 Deed Book 451, page 687. All or a portion of the property herein conveyed includes or x does not include the primary residence of Grantor. A map showing the above described property is recorded in Plat Book , Page .

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.

_____	_____ <u>Exec</u> (SEAL)
By: _____	_____ (SEAL)
By: _____	_____ (SEAL)
Title: _____	_____ (SEAL)
By: _____	_____ (SEAL)
Title: _____	_____ (SEAL)

STATE OF Georgia
COUNTY OF Douglas

I, MARIEBETH HARDY, the undersigned Notary Public of the County and State aforesaid, certify that Douglas E. Wolven as Executor and Individually and Mariene Ann Wolven personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and seal this 14 day of March, 2019.

MariBeth Hardy
Notary Public
My Commission Expires: 8.15.22



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

Catherine Marie Blair (SEAL)
Catherine Marie Blair

By: _____

Brian Sidney Blair (SEAL)
Brian Sidney Blair

By: _____

_____ (SEAL)

Title: _____

By: _____

_____ (SEAL)

Title: _____

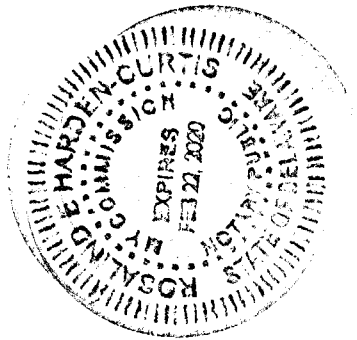
STATE OF Delaware
COUNTY OF New Castle

I, Rosalind E Harden-Curtis, the undersigned Notary Public of the County and State aforesaid, certify that Catherine Marie Blair and Brian Sidney Blair personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and seal this 14th day of March, 2019.

Rosalind E Harden-Curtis
Notary Public
My Commission Expires: 2/22/2020

ROSALIND E HARDEN-CURTIS
NOTARY PUBLIC
STATE OF DELAWARE
My Commission Expires February 22, 2020



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

Michael T. Wolven (SEAL)
Michael T. Wolven

By: _____

Michelle Wolven (SEAL)
Michelle Wolven

By: _____

_____ (SEAL)

Title: _____

By: _____

_____ (SEAL)

Title: _____

STATE OF Georgia
COUNTY OF Cobb

I, Tom Sansom, the undersigned Notary Public of the County and State aforesaid, certify that Michael T. Wolven and Michelle Wolven personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and seal this 16th day of March, 2019.



Tom Sansom
Notary Public
My Commission Expires: 08/24/22

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

(SEAL)

By: _____

Matthew L. Wolven

(SEAL)

Matthew L. Wolven

By: _____

Linda A. Wolven

(SEAL)

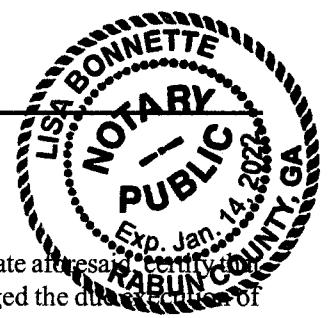
Linda A. Wolven

Title: _____

By: _____

(SEAL)

Title: _____



STATE OF GA
COUNTY OF Rabun

I, Lisa Bonnette, the undersigned Notary Public of the County and State aforesaid, do hereby certify that Matthew L. Wolven and Linda A. Wolven personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and seal this 15 day of March, 2019.

Lisa Bonnette

Notary Public

My Commission Expires: 1-14-2022

**Prepared by: Neumann Law Firm, PLLC
David C. Neumann 19-187**

EXHIBIT "A"

BEING all of Lot No. 105, Unit 9 of Connestee Falls Development as shown by a plat thereof recorded in Plat Book 5, Pages 76-76D, Records of Plat for Transylvania County, North Carolina.

Subject to the privileges and mutual and beneficial restrictions, covenants, equitable servitudes and charges set forth in the Fifth Restatement of Declaration of Restrictive Covenants for Connestee Falls recorded in Document Book 779, page 314, 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.

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.