



2014005447

TRANSYLVANIA CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$890.00

PRESENTED & RECORDED:
12-16-2014 04:48:02 PM

CINDY M OWNBEY
REGISTER OF DEEDS
BY: KARIN SMITH
DEPUTY REGISTER OF DEEDS

BK: DOC 712

PG: 24-26

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$890.00

Return after recording to: Donald Jordan

Brief description for the Index: Lot 804-A, Eagle Lake

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

This property does not include the primary residence of Grantor

12/16/14
OGL

This DEED is made this 10th day of December, 2014, by and between:

GRANTOR:

SCOTT M. ALES and

DEBRA J. ALES, Husband and Wife

Grantor's Address:

2461 E. Crooked Lake Club Blvd., Eustis, FL 32726

GRANTEE:

RONALD PAUL ALLEN and

CYNTHIA ROSE ALLEN, Husband and Wife

Grantee's Address:

84 Greenfield Circle, Brevard, NC 28712

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, described in the attached Exhibit A. This is all of the property acquired by Grantor by Deed recorded in Document Book 292, Page 92, 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.



Scott M. Ales



Debra J. Ales

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, Donald E. Jordan, a Notary Public of the specified County and State, certify that Scott M. Ales and Debra J. Ales personally appeared before me this day and acknowledged the voluntary execution of this Deed.

Witness my signature and official stamp or seal, this 12th day of December, 2014.

My commission expires: August 30, 2019



Notary Public

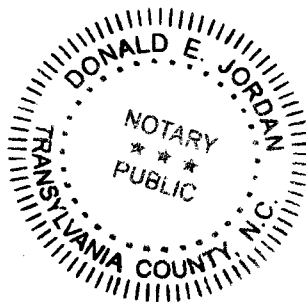


EXHIBIT "A"

All of Lot 804A of Eagle Lake Development, containing 5.794 acres, as shown on the plat recorded in Plat File 8, Slide 593, records of Plats for Transylvania County in the office of the Register of Deeds for Transylvania County, North Carolina.

Subject to restrictive covenants recorded in Deed Book 325, Page 61, Transylvania County Registry, as amended, and to supplemental restrictive covenants recorded in Deed Book 399, Page 482, Deed Book 456, Page 344, and Document Book 164, Page 426, Transylvania County Registry.

Together with a right of way for access and utilities over the roads in Eagle Lake Subdivision leading to the public road.