

**REAL ESTATE EXCISE
TAX PAID: \$52.00**

Excise Tax \$52.00

Filed for registration on the 26 day of Feb
2002 at 11:40 o'clock A.M. and registered and
verified on the 26 day of Feb 2002
in Book No: 90 of page 439
Vickie L. Edmunds
Register of Deeds, Transylvania County

By: Beth C. Sales, Deputy
000090 000439

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. _____
Verified by _____ County on the 26 day of February, 2002
by SM

Mail after recording to THE NEUMANN LAW FIRM

This instrument was prepared by DAVID C. NEUMANN, Attorney at Law, File No. A-02-109

Brief description for the Index

18 Tsisdu Court

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 28th day of February, 2002, by and between

GRANTOR

Heather Crocker, an unremarried widow

GRANTEE

**John A. Allen and Debbie A.
Klingender, husband and wife**

10412 Darby Street
Fairfax VA 22030

Enter in appropriate block for each party: name, 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.

000030
000410

The property hereinabove described was acquired by Grantor by instrument recorded in Book 354, Page 544

Transylvania County Registry

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 except for the exceptions hereinafter stated.
Title to the property hereinabove described is subject to the following exceptions:

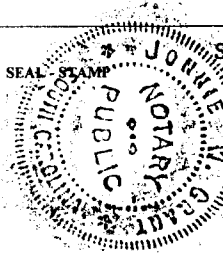
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

(Corporate Name)
By: _____

President
ATTEST: _____

Secretary (Corporate Seal)

Heather Crocker
Heather Crocker (SEAL)



South Carolina, Beaufort County.
I, a Notary Public of the County and State aforesaid, certify that Heather Crocker Grantor
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this 19TH day of February, 2002.
My commission expires: 04/07/2006 Jonnie W. Grant Notary Public
NORTH CAROLINA, _____ County.
I, a Notary Public of the County and State aforesaid, certify that _____
personally came before me this day and acknowledged that he is _____ Secretary of
_____ a North Carolina corporation, and that by authority duly
given and as the act of the corporation, the foregoing instrument was signed in its name by its
President, sealed with its corporate seal and attested by _____ as its Secretary
Witness my hand and official stamp or seal, this _____ day of _____
My commission expires: _____ Notary Public

The foregoing Certificate(s) of Jonnie W. Grant
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 Vickie L Edwards REGISTER OF DEEDS FOR Transylvania COUNTY
Bern C. Sales Deputy / Assistant - Register of Deeds

EXHIBIT "A"

Being all of Lot 73 Unit 25, of Connetsee Falls Development as shown by a plat thereof recorded in Plat Book 5, Pages 26-26B, Records of Plats for Transylvania County, North Carolina.

Subject to the Declaration of Restrictive Covenants as recorded in Deed Book 189, page 443, Transylvania County Registry, as amended by Amendment to the Declaration of Restrictive Covenants recorded in Deed Book 190, page 437, Transylvania County Registry, and all other valid amendments thereto, including the revised, amended and restated Declaration recorded in Deed Book 289, page 107, Transylvania County Registry, as amended by Amendment to the Declaration of Restrictive Covenants recorded in Deed Book 230, page 340, Transylvania County Registry and the Second Restatement of Declaration of Restrictive Covenants for Connetsee Falls and recorded in Deed Book 413, Page 30, Records of Deeds for Transylvania County, and by supplemental Declarations of Restrictive Covenants of record in Transylvania County Registry.

Subject to a right-of-entry as set out in Deed Book 325, Page 540, 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.