



2017002321

TRANSYLVANIA CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT X
\$600.00

PRESENTED & RECORDED
05-04-2017 04:12:43 PM

CINDY M OWNBEY
REGISTER OF DEEDS
BY D REE M POWELL
DEPUTY REGISTER OF DEEDS

BK: DOC 803
PG: 116-118

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 600.00

Parcel Identifier No. 8592-96-9779-000 Verified by Stolcomb County on the 4 day of May, 2017
By: _____

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, 30 N. Country Club Road, Brevard, NC 28712

Brief description for the Index: _____

THIS DEED made this 1st day of May, 2017 by and between

GRANTOR

Greg Bright and wife,
Janet D. Bright
1181 Soquili Drive
Brevard, NC 28712

GRANTEE

Robert Greenlaw and wife,
Marianne Greenlaw
905 Soquili Drive
Brevard, NC 28712

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 355 page 704-706.

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 5 page 13-13C.

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) Greg Bright (SEAL)
 Print/Type Name: Greg Bright

By: _____
 Print/Type Name & Title: _____ Janet D. Bright (SEAL)
 Print/Type Name: Janet D. Bright

By: _____
 Print/Type Name & Title: _____ (SEAL)
 Print/Type Name: _____

By: _____
 Print/Type Name & Title: _____ (SEAL)
 Print/Type Name: _____

State of North Carolina - County or City of Transylvania

I, the undersigned Notary Public of the County or City of Transylvania and State aforesaid, certify that _____
Greg Bright and Janet D. Bright personally appeared before me this day and
 acknowledged the true execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or
 seal this 3rd day of May, 2017.

My Commission Expires: September 3, 2017
 (Affix Seal)

Sue A. Green
 Sue A. Green 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 12 of Unit 12, of Conneestee Falls Development as shown by Plat thereof, recorded in Plat Book 5, Pages 13-13C, 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 Third Restatement of Declaration of Restrictive Covenants for Conneestee Falls recorded in Book 421, Page 161, 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 the right of entry retained in Book 255, page 392, 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.