

**2020002361**TRANSYLVANIA CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$29.00**

PRESENTED &amp; RECORDED:

05-12-2020 04:40:11 PM

CINDY M OWNBEY

REGISTER OF DEEDS

BY: CHRISTINA HARRIS  
DEPUTY REGISTER OF DEEDS**BK: DOC 920****PG: 367-369****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 29.00

Parcel Identifier No. 9516-65-8239-000 Verified by \_\_\_\_\_ County on the 12 day of May, 2020  
By: DMMail/Box to: The Neumann Law Firm, PLLC, 9 Park Place W, Ste 102, Brevard, NC 28712This instrument was prepared by: The Neumann Law Firm, PLLC, 9 Park Place W, Ste 102, Brevard, NC 28712 20-446

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 12th day of May, 2020, by and between

## GRANTOR

SUZANNE M. BOTKE a single woman  
129 CLIFF ROAD  
PENROSE, NC 28766

## GRANTEE

AARON E. HAMILTON, a single man  
PO BOX 142  
PENROSE, NC 28766

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, parcel of land or condominium unit situated in the City of PENROSE, LITTLE RIVER 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 710 page 745.  
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 \_\_\_\_\_ 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.

\_\_\_\_\_  
(Entity Name)

\_\_\_\_\_  
Print/Type Name: SUZANNE M. BOTKE

(SEAL)

By: \_\_\_\_\_

(SEAL)

Print/Type Name & Title: \_\_\_\_\_

Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_

(SEAL)

Print/Type Name & Title: \_\_\_\_\_

Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_

(SEAL)

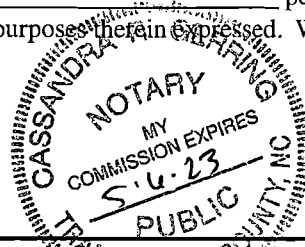
Print/Type Name & Title: \_\_\_\_\_

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 SUZANNE M. BOTKE a single woman 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 12th day of May, 20 20.

My Commission Expires: May 6, 2023  
(Affix Seal)



\_\_\_\_\_  
Cassandra R. Gerring Notary Public  
Notary's Printed or Typed 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 \_\_\_\_\_ 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 12th day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: May 6, 2023  
(Affix Seal)

\_\_\_\_\_  
Cassandra R. Gerring 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

**EXHIBIT "A"**

**BEING ALL** of that certain tract of land containing 0.909 acres, more or less, as shown on a plat prepared for Oscar Hamilton by Kevin D. Goldsmith, P.L.S. on April 30<sup>th</sup>, 2020, thereof recorded in Plat File 20, Slide 137, Records of Plats for Transylvania County.

Together with a right of way to the public road over and along the gravel road known as Cliff Road as shown on the above referenced plat which presently traverses the property, said right of way to be for travel of all kinds, on foot and with all types of vehicles, with the right of ingress, egress and regress over and along the same in common with all others entitled to the use thereof but subject, however, to the obligation to pay a prorate share of the cost of repairing and maintaining said road in common with all other property owners entitled to the use thereof.

The above conveyance is made subject to the following restrictions:

1. The above referenced property shall be restricted to single family, residential use, and shall not be subdivided;
2. There shall be no manufactured homes on the property;
3. No animals shall be allowed, with the limited exception of dogs or cats for domestic purposes;
4. There shall be no commercial home businesses allowed, with the exception of a business that does not significantly increase vehicular traffic; and
5. There shall be no junk cars, old appliances, or farm equipment allowed on the property unless it is stored inside of a building.

This conveyance is made subject to all easements and other matters shown on the recorded plat hereinabove referred to, to all road rights-of-way which may currently appear of record, to the rights-of-way of all utility lines which may currently traverse the property and to all rights-of-way for utility lines which may currently appear of record.