



2014003000

TRANSYLVANIA CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$207.00

PRESENTED & RECORDED:
07-25-2014 02:46:57 PM

CINDY M OWNBEY
REGISTER OF DEEDS
BY BETH C LANDRETH
ASSISTANT

BK: DOC 698
PG: 324-326

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$207.00

Parcel Identifier No. 8582-57-1040-00 Verified by KL County on the 25 day of July, 2014
By: _____

Mail/Box to: Donald E. Jordan, Attorney at Law, 4 W. Main Street, Brevard, NC 28712

This instrument was prepared by: David C. Neumann, Attorney at Law, 9 Park Place W, Ste 102, Brevard, NC

Brief description for the Index: Lot 66, Unit 6 of Connestee Falls Development

THIS DEED made this 18th day of July, 2014, by and between

GRANTOR

GRANTEE

JOSEPHINE O'RYAN, a single woman

**8266 Timberidge Court
N Charleston, SC 29420**

ETHAN ALLEN BOYLAN and wife,

**GRACEN DRAUGHON BOYLAN
3611 Connestee Trail
Brevard, NC 28712**

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 196, page 54
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 4, Pages 70-70C.

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.

Josephine O'Ryan (SEAL)


By: _____ (SEAL)
Title: _____

By: _____ (SEAL)
Title: _____

By: _____ (SEAL)
Title: _____

STATE OF SOUTH CAROLINA
COUNTY OF Charleston

I, James D. Waring, a Notary Public of the County and State aforesaid, certify that JOSEPHINE O'RYAN personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 21st day of July, 2014.


Notary Public
James D. Waring
Print or Typed Notary Public
My Commission Expires: 11/26/2018

JAMES D. WARING
NOTARY PUBLIC OF SOUTH CAROLINA
MY COMMISSION EXPIRES NOVEMBER 26, 2018

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

EXHIBIT "A"

BEING all of Lot 66, Unit 6 of Connestee Falls Development as shown by a plat thereof recorded in Plat Book 4, Pages 70-70C, 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 Fourth Restatement of Declaration of Restrictive Covenants for Connestee Falls recorded in Document Book 512, page 224, 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 as set out in Deed Book 232, page 734, 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.