



2011004381
TRANSYLVANIA CO, NC FEE \$25.00
STATE OF NC REAL ESTATE EXT
\$490.00
PRESENTED & RECORDED
09-13-2011 03:11:16 PM
CINDY M OWNBEY
REGISTER OF DEEDS
BY: KARIN SMITH
DEPUTY REGISTER OF DEEDS
BK: DOC 585
PG: 456-458

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 490.00 9-13-11 gm

Parcel Identifier No. _____ Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail/Box to:
Shelton Jones, Attorney, Straus Park, 5 Park Place, Brevard, NC 28712

This instrument was prepared by:
Shelton Jones, Attorney, Straus Park, 5 Park Place, Brevard, NC 28712

Brief description for the Index: Lot 22A Unit 6 of Connestee Falls, Brevard NC 28712.

THIS DEED made this ____ day of **September**, 2011, by and between

GRANTOR	GRANTEE
Leslie E. Rabb and wife, Mary K. Rabb 1896 S. Clara Avenue Deland, FL 32720	Albert Ralson Matheny III and wife, Jane Elizabeth Adair 2613 NW 24th Terrace Gainesville, FL 32605

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 made a part hereof by reference.

This property does (X) or does not () include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in **Book 400, Page 532.**

A map showing the above described property is recorded in **Plat Book 4, Slide 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:

This conveyance is made subject to easements and rights of way of record, to any recorded restrictions and covenants, and to real property taxes for the current year.

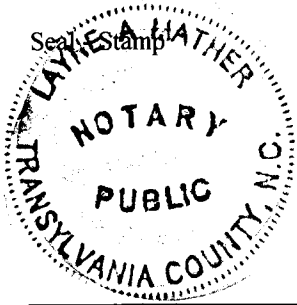
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Leslie E. Rabb (SEAL)
Leslie E. Rabb

By: Mary K. Rabb (SEAL)
Mary K. Rabb

By: _____ (SEAL)
Title: _____

By: _____ (SEAL)
Title: _____



State of North Carolina – County of Transylvania

I, the undersigned Notary Public of the County and State aforesaid, certify that **Leslie E. Rabb and wife, Mary K. Rabb** 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 13 day of **September, 2011**.

My Commission Expires: 12-9-2015

Layne A. Hather
Notary Public

EXHIBIT "A" TO A DEED FROM LESLIE E. RABB AND WIFE MARY K. RABB TO ALBERT RALSTON MATHENY III AND WIFE JANE ELIZABETH ADAIR

BEING all of Lot 22A of Unit 6, Of Connetsee Falls Development as shown by a plat thereof recorded in Plat File 6, Slide 256, Records of Plats for Transylvania County, North Carolina and being the combination of Lot(s) 22 & 23, of Unit(s) 6, of Connetsee Falls Development as shown by a plat thereof recorded in Plat Book 4, Pages 70-70C, Records of Plats for Transylvania County, North Carolina.

Subject to restrictive covenants recorded in Book 189, page 443, Records of Deeds for Transylvania County, North Carolina, as amended in Book 190, page 437, Records of Deeds for Transylvania County, North Carolina 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 320, page 389, Transylvania County Registry and by supplemental Declarations of Restrictive Covenants of record in the Transylvania County Registry.

Subject to a right-of-entry as set out in Deed Book 235, Page 149, Transylvania County Registry.

Also subject to the restriction that the above described property cannot be separated or subdivided for resale, devise or gifting.

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.