



2016005791

TRANSYLVANIA CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$581.00

PRESENTED & RECORDED
11-16-2016 03:39:19 PM
CINDY M OWNBEY
REGISTER OF DEEDS
BY: BEVERLY MCJUNKIN
DEPUTY REGISTER OF DEEDS

BK: DOC 784
PG: 600-602

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 581.00

Parcel Identifier No. 8582-48-6497-000 Verified by OM County on the 16 day of Nov, 2016
By: _____

Mail/Box to: The Neumann Law Firm, PLLC, 9 Park Place West, Ste 102, Brevard, NC 28712

This instrument was prepared by: The Neumann Law Firm, PLLC, 9 Park Place West, Ste 102, Brevard, NC 28712

Brief description for the Index: _____

THIS DEED made this 16th day of November, 2016, by and between

GRANTOR	GRANTEE
Clara R Ayden, An Unremarried Widow 19 Guledisgonihi Ct Brevard, NC 28712	Gary W Johnson, A Single Man 109 Stevens Dr. Marietta, TX 75566

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 _____, _____ 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 68 page 95.

A map showing the above described property is recorded in Plat Book 10 page 120.

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: Restrictive covenants recorded in BOOK *189, PAGE 443, Transylvania County Registry.

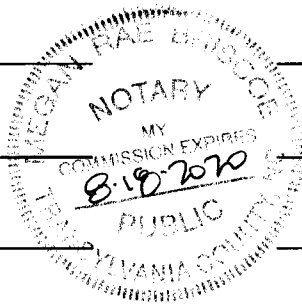
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

(Entity Name) Clara R Ayden (SEAL)
Clara R Ayden

By: _____ (SEAL)
Title: _____

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 Clara R Ayden

_____ 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 16th day of November, 2016

My Commission Expires: 8-18-2020 Megan Rae Bristol
Notary Public

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ 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: _____
Notary Public

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20__.

My Commission Expires: _____
Notary Public

The foregoing Certificate(s) of _____ 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.

_____ Register of Deeds for _____ County
By: _____ Deputy/Assistant - Register of Deeds

**Prepared by: Neumann Law Firm, PLLC
David C. Neumann 16-861**

EXHIBIT "A"

BEING all of Lot 79A, Unit 7 of Connestee Falls Development as shown by a plat thereof recorded in Plat File 4, Slide 73-73B, 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 238, page 667, 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.