

2020001966

TRANSYLVANIA COUNTY NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED

04/20/2020 01:13:20 PM

CINDY M OWNBEY

REGISTER OF DEEDS

BY: BETH C LANDRETH

ASSISTANT

BK: DOC 917**PG: 750 - 752****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$0.00

Parcel Identifier No. _____ Verified by Transylvania County on the ____ day of _____, 20____
By: _____Mail/Box to: RAMSEY, PRATT & CAMENZIND, P.A., 35 N Gaston Street, Brevard, NC 28712This instrument was prepared by: GAYLE E. RAMSEY (no title search performed by preparer)

Brief description for the Index: _____

THIS DEED made this 7th day of April, 2020, by and between

GRANTOR	GRANTEE
STEVEN C. BAADE and wife, MELODY N. BAADE	STEVEN COSMO BAADE and MELODY NOEL BAADE, as Trustees of the STEVEN C. BAADE AND MELODY N. BAADE LIVING TRUST DATED MARCH 24, 2020
18971 Crooked Lane Lutz, FL 33548	18971 Crooked Lane Lutz, FL 33548

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 N/A, Dunns Rock Township, Transylvania County, North Carolina and more particularly described as follows:

BEING ALL OF THE SAME LAND DESCRIBED ON THE PAGE WHICH IS ATTACHED HERETO, DESIGNATED AS EXHIBIT "A" AND INCORPORATED HEREIN BY REFERENCE.

All or a portion of the property herein conveyed _____ does X does not include the primary residence of the Grantor.

A map showing the above described property is recorded in Plat File 13, Slide 313.

Submitted electronically by "Ramsey, Pratt & Camenzind, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Transylvania County Register of Deeds.

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:

- Exceptions and reservations contained in this deed and/or in instruments referenced herein.
- Easements and rights of way for public and private roads and utilities, of public record.
- Lien of ad valorem taxes for the current year and subsequent years, not yet due and payable.

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

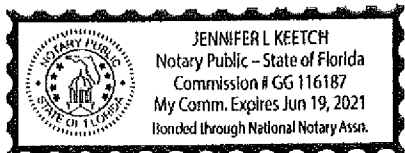
Steven C. Baade (SEAL)
 STEVEN C. BAADE

Melody N. Baade (SEAL)
 MELODY N. BAADE

STATE OF FLORIDA, COUNTY OF Dillsborough.

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: STEVEN C. BAADE AND MELODY N. BAADE

WITNESS my hand and Notarial Seal, this the 17th day of April, 2020.



Jennifer L. Keetch
 Signature of Notary Public
Jennifer L Keetch
 Printed or typed name of Notary Public

My commission expires: June 19 2021

EXHIBIT "A" TO A DEED FROM BAADE TO BAADE TRUST

Being all of Lot 125A of Unit 26 of Connestee Falls Development as shown on a plat thereof recorded in Plat File 13, Slide 313, Records of Plats for Transylvania County, which encompasses within its boundaries and combines into a single lot all of former Lots 125 and 126 of Unit 26 of Connestee Falls Development as shown on a plat thereof recorded in Plat Book 5, pages 28-28H, Records of Plats for Transylvania County.

Being all of the same land described in a deed from Steven C. Baade and wife, Melody N. Baade, and Connestee Falls Property Owners Association, Inc., to Steven C. Baabe and wife, Meloday N. Baabe, dated November 18, 2009, and recorded in the office of the Register of Deeds for Transylvania County in Document Book 521, page 233.

This conveyance is made subject to all easements and other matters shown on the recorded plat hereinabove referred to and to the Fifth Restatement of Declaration of Covenants for Connestee Falls recorded in Document Book 779, page 314, which revokes and replaces all previous covenants and amendments.

This conveyance is also made subject to the restriction that Lot 125A of Unit 26, hereinabove described, cannot be separated or subdivided for resale, devise or gifting without the written consent of Connestee Falls Property Owners Association, Inc. This restriction is for the benefit of and shall be enforceable by Connestee Falls Property Owners Association, Inc.