


2007000923


 TRANSLYVANIA CO, NC FEE \$20.00  
 STATE OF NC REAL ESTATE EXT  
**\$999.00**  
 PRESENTED & RECORDED:  
 02-02-2007 12:03:47 PM  
 CINDY M OWNBEY  
 REGISTER OF DEEDS  
 BY: D REE MCCALL  
 DEPUTY REGISTER OF DEEDS  
**BK: DOC 392**  
**PG: 80-82**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 999.00

Parcel Identifier No. POR8582199715 Verified by \_\_\_\_\_ County on the 2<sup>nd</sup> day of Feb, 2007  
 By: \_\_\_\_\_

Mail/Box to: Brian P. Philips, P.A., 520 Country Club Road, P.O. Box 432, Brevard, NC 28712

This instrument was prepared by: Brian P. Philips, P.A., 520 Country Club Road, P.O. Box 432, Brevard, NC 28712

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

THIS DEED made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between

GRANTOR	GRANTEE
Qualla Village, LLC	Cherie J. Hennig, married 6301 Collins Avenue #1703 Miami Beach, FL 33141

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 \_\_\_\_\_ page \_\_\_\_\_.

A map showing the above described property is recorded in Plat Book \_\_\_\_\_ 12 \_\_\_\_\_ 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: Restrictive covenants recorded in Book 189, Page 443, and Book 190, Page 437, and Book 289, Page 107, and Book 320, Page 389, and Book 413, Page 30, Transylvania County

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

Qualla Village, LLC

(Entity Name)

By: [Signature]  
Title: Manager

(SEAL)

(SEAL)

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

(SEAL)

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

(SEAL)

State of North Carolina - County of \_\_\_\_\_

I, the undersigned Notary Public of the County 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

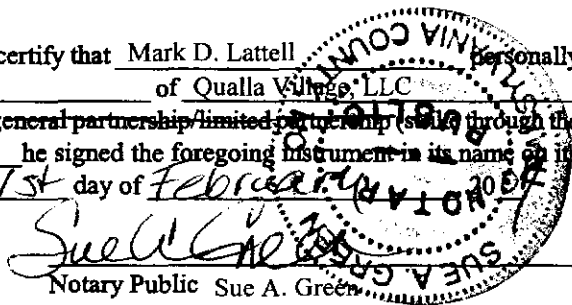
My Commission Expires: \_\_\_\_\_

Notary Public

State of North Carolina - County of Transylvania

I, the undersigned Notary Public of the County and State aforesaid, certify that Mark D. Lattell personally came before me this day and acknowledged that he is the Manager of Qualla Village, LLC a North Carolina corporation/limited liability company/general partnership/limited partnership (sole) 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 1st day of February, 2007.

My Commission Expires: September 3, 2007



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

EXHIBIT "A"

BEING all of Unit 68, Lot 36, entitled "Subdivision Plat and Foundation Survey of Unit 68, Lots 36 & 37, prepared for Qualla Village, LLC", prepared by Hafler Land Surveying and recorded in Plat File 12, Slide 42, Records of Plats for Transylvania County, North Carolina.

Subject to the Covenants for Connestee Falls Development, as recorded in Book 189, Page 443 of the Transylvania County Registry, as those covenants have been amended, restated and supplemented with respect to the Unit set forth above. The conveyance is made pursuant to and subject to the benefits and restrictions set forth in the Agreement between Qualla Village LLC and Connestee Falls Property Owners Association, Inc. and recorded in Book 403, Page 361, Transylvania County Registry.

Subject to the Declaration of Covenants, Conditions and Restrictions for Qualla Village recorded in Book 424, Page 554, Transylvania County Registry and the Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Qualla Village recorded in Book 283, Page 403, Transylvania County Registry.

Subject to rights of entry for improvement and rights of way for roads and utilities of record.

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.