000437

336

TRANSYLVANIA COUNTY SEPTEMBER 15, 1998 \$720.00



Real Estate **Excise Tax**  Filed for registration on the 15 day of 1946 at 11-10 o'clock A M. and registered an verified on the 15 day of 1976 in Book No: 437 of page 330 Register of Deeds,

\$720.00

Recording Time, Book and Page

Tax Lot No.	Parcel Identifier No.  County on the day of Light	A . 1998
by		BW
	<b>XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX</b>	
This instrument was prepared by H.	Paul Averette - NO TITLE SEARCH	***************************************
Brief description for the Index	ot 14, Unit 43, Connestee Falls	

## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 3rd day of September

, 19 98 , by and between

GRANTOR

GRANTEE

FRED J. LOOKER and wife, PATRICIA LOOKER ROBERT J. McHUGH and wife, VIRGINIA M. McHUGH 304 KAWANI LANE BREVARD, NC 28712

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.q. 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 Transylvania County, North Carolina and more particularly described as follows:

Being all of that property as described in Exhibit "A" attached hereto and incorporated herein by reference.

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A map showing the above described property is recorded in Flat Book
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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:
Yillo to the best and an in-
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first corporate name by its duly authorized officers and its seal to be hereunto affixed by authorized of Directors, the day and year first corporate name by its duly authorized officers and its seal to be hereunto affixed by authorized of Directors, the day and year first corporate name by its duly authorized of Directors and its seal to be hereunto affixed by authorized of Directors, the day and year first corporate name by its duly authorized of Directors and Directors are described by authorized Director and Directors are described by a Director and Directors are described by a Director and Director and Director and Director and Director are described by a Director and
Fred J. Looker (SEAL)
(Corporate Name)  Fred J. Looker  Attrice Corporate  Patricia Looker  (SEAL)
By: (SEAL)
Patricia Looker
ATTEST: (SEAL)
Secretary (Corporate Seal)
Service A Composition of the Com
Secretary (Corporate Seal)
FRED J. LOOKER and WITE, PAIRICIA BOOKER.  Pursonally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
NAME COST. I hand and official stamp or seal, this 15 day of September 1998
07-28-2001 Deborah & Kubllek Notary Public
My commission expires:
NORTH CAROLINA,
I, a Notary Public of the County and State aforesaid, certify that
personally came before me this day and acknowledged that he is Secretary of
A North Carolina corporation, and that by authority duly
given and as the act of the corporation, the foregoing instrument was signed in its name by its
President, sealed with its corporate seal and attested by as its Secretary.
Witness my hand and official stamp or seal, thisday of, 19,
My commission expires: Notary Public
The foregoing Certificate(s) of
10 DO 100 TT TO 100
A his partitional are duly partitioned at the date and time and in the Book and Page shown on the
is/are/bertified 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 figst page heapon.
is/are/fertified 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 flux side hereof.  (NLL LAW add)  REGISTER OF DEEDS FOR Autofrain COUNTY
that the perport of Gline

Establish

The property hereinabove described was acquired by Grantor by instrument recorded in

Deed Book 360 at Page 212 of the Transylvania County Registry

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## **EXHIBIT "A"**

BEING all of Lot 14 of Multi-Family No. 1, Connestee Falls Development as shown by plats thereof recorded in Plat File 4, Slides 140 and 141, Records of Plats for Transylvania County, North Carolina, and redesignated Lot 14, Unit 43, Connestee Falls Development by Resolution of Dedication of Parcel MF-1 of Unit 33 of Connestee Falls Development to Single Family Lots and Supplemental Declarations of Restrictive Covenants.

Subject to the Declaration of Restrictive Covenants as recorded in Deed book 189, Page 443, Transylvania County Registry, as amended by Amendment to the Declaration of Restrictive Covenants recorded in Deed Book 190, Page 437, Transylvania County Registry, 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.

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.

TOGETHER WITH and subject to all rights of way, easements and restrictions appurtenant to the Grantors.