

**2018004038**

TRANSYLVANIA COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT X

**\$480.00**

PRESENTED & RECORDED

08/08/2018 03:28:40 PM

**CINDY M OWNBEY**

REGISTER OF DEEDS

BY: BETH C LANDRETH

ASSISTANT

**BK: DOC 851**

**PG: 812 - 814**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 480.00

Parcel Identifier No. 8583-50-5263-000 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Whitney Staton, Staton Law, P.A., 210 Third Avenue West, Hendersonville, NC 28739

This instrument was prepared by: Staton Law, P.A., 210 Third Avenue West, Hendersonville, NC 28739

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

THIS DEED made this 8th day of August, 2018, by and between

**GRANTOR**  
Eugene E. Shonka and wife, Jacqueline E. Shonka  
100 North College Row #145  
Brevard, NC 28712

**GRANTEE**  
James David Agar and wife, Fay Glass Agar  
168 Ugedaliyvi Court  
Brevard, NC 28712

Enter in appropriate block for each Grantor and Grantee: name, mailing 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 this presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, parcel of land or condominium unit 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 by Reference

The property hereinabove described was acquired by Grantor by instrument recorded in Book 160 page 517.

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

A map showing the above described property is recorded in Plat Book 4 page 74-74B.

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:

Subject to 2018 ad valorem property taxes.

Subject to easements, rights of way and restrictions of record.

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

By: \_\_\_\_\_ (Entity Name) Eugene E. Shonka (SEAL)  
Print/Type Name: Eugene E. Shonka

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_  
Print/Type Name: Jacqueline E. Shonka

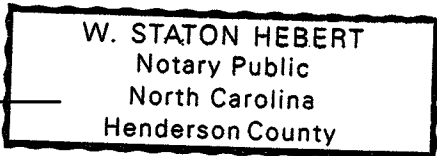
By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_  
Print/Type Name: Jacqueline E. Shonka

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_  
Print/Type Name: \_\_\_\_\_

State of North Carolina - County or City of Henderson

I, the undersigned Notary Public of the County or City of Henderson and State aforesaid, certify that Eugene E. Shonka and wife, Jacqueline E. Shonka 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 8th day of August, 2018.

My Commission Expires: 6/12/21  
(Affix Seal)



W Staton Hebert  
W Staton Hebert Notary Public  
Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_

I, the undersigned Notary Public of the County or City of \_\_\_\_\_ 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: \_\_\_\_\_  
(Affix Seal)

\_\_\_\_\_  
Notary Public  
Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_

I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ personally came before me this day and acknowledged that \_\_\_\_\_ he is the \_\_\_\_\_ 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: \_\_\_\_\_  
(Affix Seal)

\_\_\_\_\_  
Notary Public  
Notary's Printed or Typed Name

**ATTACHMENT**

BEING all of Lot 76 of Unit 8, of Connestee Falls Development as shown by a plat thereof recorded in Plat Book 4, Pages 74-74B, Records of Plats for Transylvania County, North Carolina.

Subject to the Declaration of Restrictive Covenants as recorded in Deed Book 169, 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 Sook 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 Transylvania County Registry.

Subject to a right-of-entry as set out in Deed Book 241, Page 54, 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.