

STATE OF NORTH CAROLINA,
COUNTY OF TRANSYLVANIA.

54
JW
HRS
4-80

THIS DEED PREPARED BY
Ramsey, Hill, Smart, Ramsey & Hunt, P. A.
Ralph H. Ramsey, Jr.
Attorneys

241

THIS DEED, made this 28th day of December, 1979, by CONNESTEE FALLS DEVELOPMENT CORPORATION, a North Carolina corporation, party of the first part, to BRUCE H. COLYER and Wife, GAIL T. COLYER, 2901 N. E. 26th Place, Fort Lauderdale, Florida 33306, parties of the second part,

WITNESSETH:

That the said party of the first part, in consideration of the sum of Twelve Thousand One Hundred and 00/100 Dollars (\$ 12,100.00) and other good and valuable considerations to it paid by the parties of the second part, the receipt of which is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does give, grant, bargain, sell, convey and confirm unto the said parties of the second part, and their heirs, or successors and assigns, subject to any limitations, easements and reservations set out herein, the following particularly described real estate located in the Township of Dunns Rock, County of Transylvania, North Carolina, to-wit:

Being all of Lot No. 76 of Unit 8 of Conneestee Falls Development as shown by plat thereof recorded in Plat Book 4, pages 74-74B, Records of Plats for Transylvania County, North Carolina.

25090

TO HAVE AND TO HOLD the aforesaid piece, parcel or lot of land and all privileges and appurtenances thereto belonging, unto the said parties of the second part, their heirs, successors or assigns, to their only use and behoof forever, subject, nevertheless, to the reservations and restrictive and protective covenants hereinafter set out.

It is understood and agreed that the property hereinabove described is conveyed subject to the privileges and mutual and beneficial restrictions, covenants, equitable servitudes and charges set forth in that certain Declaration of Restrictive Covenants by Conneestee Falls Development Corporation, dated May 25, 1971, and recorded in Book 189, page 443, Records of Deeds for Transylvania County, North Carolina, as amended by that certain Amendment to The Declaration of Restrictive Covenants, dated August 18, 1971, and recorded in Book 190, page 437, Records of Deeds for Transylvania County, North Carolina, and by Supplemental Declarations of Restrictive Covenants of record in the office of the Register of Deeds for Transylvania County, North Carolina.

It is further understood and agreed that the party of the first part retains a Right of Entry on the property hereinabove described for the purpose of completing promised improvements and other related purposes, until such promised improvements have been completed or until the date upon which the party of the second part's last payment would have been made under the Agreement for Deed made between the parties hereto without prepayment, whichever is the later date.

And the said party of the first part, for itself, and its successors and assigns, covenants with the said parties of the second part, their heirs, or successors and assigns, that it is seized of said premises in fee and has full right and power to convey the same in fee simple; that said land and premises are free from any and all encumbrances, with the exceptions above stated and current taxes, and that it will, and its successors shall, forever warrant and defend the said title to the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Conneestee Falls Development Corporation has caused these presents to be executed in its name by its Vice President and its corporate seal to be hereto affixed and attested by its Assistant Secretary, all by order of its Board of Directors duly given, this the day and year first above written.



STATE OF NORTH CAROLINA
APR 10 '80
Assistant Secretary

Real Estate Excise Tax

L2.50

CONNESTEE FALLS DEVELOPMENT CORPORATION

Vice President

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA.

241 55

This is to certify that on this day before me, Bertha Jean Lance,
a Notary Public in and for said County, personally came Ralph H. Ramsey, Jr., with
whom I am personally acquainted, who, being by me duly sworn, says that Gary L. Steadman
is the Vice President and that he is the Assistant Secretary of Connestee Falls Development
Corporation, the corporation described in and which executed the foregoing instrument; that he, Ralph H.
Ramsey, Jr., knows the common seal of said Corporation and that the seal affixed to the foregoing in-
strument is said common seal, and the name of said Corporation was subscribed thereto by said Vice
President, and the said Vice President and said Assistant Secretary subscribed their names there-
to and said common seal was affixed, all by order of the Board of Directors of said Corporation, and the said
instrument is the act and deed of said Corporation.



Witness my hand and notarial seal, this the 28th day of December, 1979

Bertha Jean Lance
Notary Public

My Commission expires
April 11, 1980

STATE OF NORTH CAROLINA,
COUNTY OF TRANSYLVANIA.

The foregoing certificate of Bertha Jean Lance, Notary Public, is certified to
be correct. This deed was presented for registration and recorded in this office in Book 241, page 54,
Records of Deeds.

This 8 day of April, 1980, at 1:00 o'clock P. M.

Fred H. Small
Register of Deeds

By _____
Deputy Register of Deeds