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Filed August 15 day of Aug 2002 at 11:10 o'clock A.M. and registered and verified on the 15 day of Aug 2002 in book no: 115 of page 160
W. H. Edwards
Register of Deeds, Transylvania County
Sylvia J. Wilson
Deputy

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 0-

Parcel Identifier No. _____ Verified by _____ County on the 15 day of Aug, 2002

By: _____ SM

Mail/Box to: The Neumann Law Firm

This instrument was prepared by: David C. Neumann, Attorney at Law

Brief description for the Index: _____

THIS DEED made this 24th day of July, 2002, by and between

GRANTOR

GRANTEE

SYLVIA J. WILSON, a single woman & CONNESTEE FALLS PROPERTY OWNERS ASSOCIATION, INC.

SYLVIA J. WILSON
26 Sequoyah Lane
Brevard, NC 28712

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 20 & 28 page 507 & 291

A map showing the above described property is recorded in Plat Book _____ page _____

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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:

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

Connestee Falls Property Owners (Entity Name) Sylvia J. Wilson (SEAL)
Sylvia J. Wilson

By: [Signature] (SEAL)

Title: CF POA (SEAL)

By: [Signature] (SEAL)

Title: [Signature] (SEAL)

Title: _____

State of North Carolina - County of Transylvania

I, the undersigned Notary Public of the County and State aforesaid, certify that Sylvia J. Wilson

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 29 day of July, 2002.

My Commission Expires 07/28/06 Deborah L. Kuberek
Notary Public DEBORAH L. KUBEREK

State of North Carolina - County of Transylvania

I, the undersigned Notary Public of the County and State aforesaid, certify that Roy M. Conrad

personally appeared before me this day and acknowledged that he is the President

of Connestee Falls Property Owners Association, Inc., a North Carolina or

corporation, partnership, 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 13th day of August, 2002.

My Commission Expires 11-23-2002 Sharon M. Jenkins
Notary Public

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 _____, _____.

My Commission Expires: _____ Notary Public

The foregoing Certificate(s) of Sharon M. Jenkins, Deborah L. Kuberek

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.

W. L. Edwards Register of Deeds for Transylvania County

By: [Signature] Deputy/Assistant - Register of Deeds

Prepared by: David C. Neumann 000115 000162

Exhibit "A"

BEING all of Lot 81A of Unit 22, of Connestee Falls Development as shown by a plat thereof recorded in Plat File 9, Slide 790, Records of Plat for Transylvania County, North Carolina and being the combination of Lot(s) 81 and 82, Unit 22 of Connestee Falls Development as shown by a plat thereof recorded in Plat Book 5, Pages 85-85C and Plat File 8, Slide 842, Records of Plats for Transylvania County, North Carolina.

Subject to restrictive covenants recorded in Book 189, page 443, Records of Deeds for Transylvania County, North Carolina, as amended in Book 190, page 437, Records of Deeds for Transylvania County, North Carolina 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 the amendment to the Declaration of Covenants, Conditions and Restrictions and the Bylaws of Connestee Falls Property Owners Association, Inc., dated August 8, 1992 and recorded in Book 354, page 4, Records of Deeds for Transylvania County, North Carolina, and the Second Restatement of Declaration of Restrictive Covenants for Connestee Falls and recorded in Deed Book 413, Page 30, Records of Deeds for Transylvania County and by supplemental Declarations of Restrictive Covenants of record in the Transylvania County Registry, and the Third Restatement of Declaration of Restrictive Covenants for Connestee Falls and recorded in Deed Book 421, page 161, records of Deeds For Transylvania County, 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 244, Page 865 Transylvania County Registry.

Also subject to the restriction that the above described property cannot be separated or subdivided for resale, devise or gifting.

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.

The Connestee Falls Property Owners Association, Inc. is joining in the execution of the deed for the purpose of assenting to the combination of the above described lots.