

2020001949

TRANSYLVANIA COUNTY NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED

04/17/2020 04:40:10 PM

CINDY M OWNBEY

REGISTER OF DEEDS

BY: BETH C LANDRETH

ASSISTANT

BK: DOC 917

PG: 646 - 648

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$0.00

Return after recording to: Donald E. Jordan

Brief description for the Index: Lot 21, Unit 18, Connetsee Falls

This Deed was prepared by: Donald E. Jordan, Attorney at Law

This property does not include the primary residence of Grantor

This DEED is made this 15th day of April, 2020, by and between:

GRANTOR: **TED BALTRUSAITIS and
JAN MARIE ROBINSON,
Husband and Wife**

Grantor's Address: 239 Cambridge Avenue, Decatur, GA 30030

GRANTEE: **THE CONSTRUCTION ZONE, INC.,
a Georgia Corporation, dba Century Craft Homes**

Grantee's Address: 239 Cambridge Avenue, Decatur, GA 30030

The designation Grantor and Grantee in this Deed shall include the parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

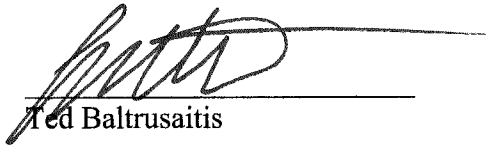
The Grantor, for a valuable consideration paid by the Grantee (the receipt of which is acknowledged) grants, bargains, sells and conveys to the Grantee in fee simple, all of the lot or parcel of land located in Dunns Rock Township, Transylvania County, North Carolina, and as is described in the attached Exhibit "A." This is all of the same property acquired by Grantor by Deed recorded in Document Book 893, Page 297, Transylvania County Registry. This conveyance is made subject to easements and rights of way of record, to any covenants of record, and to real property taxes for the current year.


**THIS CONVEYANCE IS MADE FOR THE GRANTEE TO HAVE AND TO HOLD the
Property and all privileges and appurtenances belonging to the Property in fee simple.**

Submitted electronically by "Donald E. Jordan"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Transylvania County Register of Deeds.

The Grantor covenants with the Grantee that Grantor is seized of the Property 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, subject only to the stated exceptions.

Grantor is signing this Deed as of the date specified above.


Ted Baltrusaitis


Jan Marie Robinson

STATE OF GEORGIA

COUNTY OF DeKalb

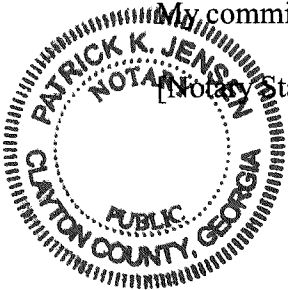
I, Patrick K. Jensen, a Notary Public of the specified County and State, certify that Jan Marie Robinson personally appeared before me this day and acknowledged the voluntary execution of this Deed.

Witness my signature and official stamp or seal, this 17th day of April, 2020.

My commission expires: 10/31/2023

[Notary Stamp/Seal Here]


Notary Public



STATE OF NORTH CAROLINA

COUNTY OF TRANSYLVANIA

I, Donald E. Jordan, a Notary Public of the specified County and State, certify that Ted Baltrusaitis personally appeared before me this day and acknowledged the voluntary execution of this Deed.

Witness my signature and official stamp or seal, this 17 day of April, 2020.

My commission expires: August 30, 2024


Notary Public

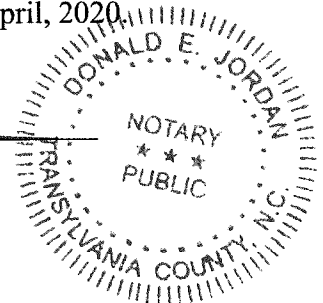


EXHIBIT "A"

All of Lot Number 21, Unit 18, of Connetsee Falls Development as shown by the Plat recorded in Plat Book 5, Pages 3-3B, Records of Plats for Transylvania County, North Carolina.

This conveyance is made subject to the Declaration of Restrictive Covenants by Connetsee Falls Development Corporation, as originally recorded in Deed Book 189, Page 443 of the Transylvania County Registry, and as the Covenants have since been supplemented, amended, and restated, including the Fifth Restatement recorded in Document Book 779, Page 314, Transylvania County Registry.

Subject to a right-of-entry for improvements, and to rights-of-way for roads and utilities in place or of record.