



2012006376

TRANSYLVANIA CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$28.00

PRESENTED & RECORDED
11-30-2012 01:53:57 PM

CINDY M OWNBEY
REGISTER OF DEEDS
BY BETH C LANDRETH
ASSISTANT

BK: DOC 634
PG: 839-842

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$28.00 Return after recording to: Donald E. Jordan
Brief description for the Index: Lot 31, Unit 16, Connestee Falls
This Deed was prepared by: Donald E. Jordan, Attorney at Law
This property does not include the primary residence of Grantor

30 NOV 2012 SM

This DEED is made this 20th day of November, 2012, by and between:

GRANTOR: MARGARET RAINS TALMADGE, unmarried
Joined for the limited purpose set forth below by:
CONNESTEE FALLS PROPERTY OWNERS
ASSOCIATION, INC.

Grantor's Address: 71 28th Street, Atlanta, GA 30309

GRANTEE: PAUL A. HOLMES and
CAROL A. HOLMES, Husband and Wife

Grantee's Address: 137 Wanei Court, Brevard, NC 28712

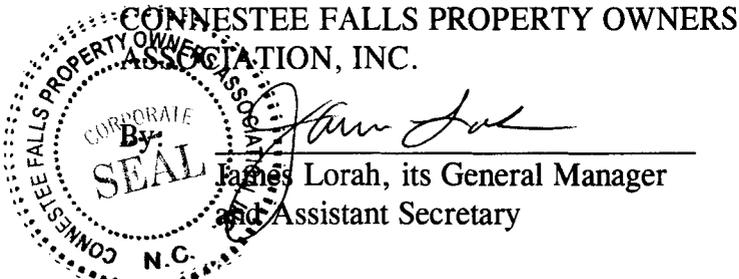
The designation Grantor and Grantee in this Deed shall include the parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

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, described in the attached Exhibit A. This is all of the property acquired by Grantor by Deed recorded in Document Book 448, Page 739, 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.

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.



CONNESTEE FALLS PROPERTY OWNERS ASSOCIATION, INC.

James Lorah
James Lorah, its General Manager
and Assistant Secretary

Margaret Rains Talmadge
Margaret Rains Talmadge

STATE OF GEORGIA
COUNTY OF _____

I, _____, a Notary Public of the specified County and State, certify that Margaret Rains Talmadge personally appeared before me this day and acknowledged the voluntary execution of this Deed.

Witness my signature and official stamp or seal, this ____ day of _____, 2012.

My commission expires: _____
Notary Public

Notary's stamp or seal here:

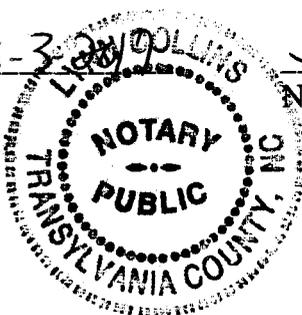
STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, Lynn Collins, a Notary Public of the specified County and State, certify that James Lorah personally appeared before me this day and acknowledged execution of this Deed as the General Manager and Assistant Secretary of Connestee Falls Property Owners Association, Inc.

Witness my signature and official stamp or seal, this 29th day of November, 2012.

My commission expires: 5-3-2012
Lynn Collins
Notary Public

Notary's stamp or seal here:



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.

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.

CONNESTEE FALLS PROPERTY OWNERS ASSOCIATION, INC.

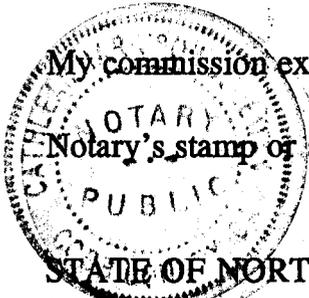
By: _____
James Lorah, its General Manager and Assistant Secretary

Margaret Rains Talmadge
Margaret Rains Talmadge

STATE OF GEORGIA
COUNTY OF COBB

I, CATHLEAN HARRISON COLEMAN, a Notary Public of the specified County and State, certify that Margaret Rains Talmadge personally appeared before me this day and acknowledged the voluntary execution of this Deed.

Witness my signature and official stamp or seal, this 27th day of November, 2012.



My Commission Expires: July 29, 2014

Notary's stamp or seal here:

Cathlean Harrison Coleman
Notary Public

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, _____, a Notary Public of the specified County and State, certify that James Lorah personally appeared before me this day and acknowledged execution of this Deed as the General Manager and Assistant Secretary of Connestee Falls Property Owners Association, Inc.

Witness my signature and official stamp or seal, this ____ day of _____, 2012.

My commission expires: _____

Notary's stamp or seal here:

Notary Public

EXHIBIT "A"

All of Lot 30A in Unit 16 of Connestee Falls Development as shown by the Plat recorded in Plat File 15, Slide 271, Records of Plats for Transylvania County, North Carolina.

This conveyance is subject to the Declaration of Restrictive Covenants by Connestee 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.

Together with (and subject to) rights-of-way for roads and utilities in place or of record.

Connestee Falls Property Owners Association, Inc. is signing this Deed to confirm its agreement to the consolidation of Lots 30 and 31 into a single new Lot 30A.

By accepting this Deed, Grantees acknowledge that the combined lot is subject to the restriction that it cannot be separated or subdivided for resale, devise, or gifting.

Margaret Raines Talmadge warrants title only to the portion of the new lot which was formerly Lot 31. She also warrants that Baxter S. Rains and Thomas Nelson Rains were both unmarried at the time of their deeds recorded in 1997 and 1999.

2009000029



TRANSLYVANIA CO, NC FEE \$20.00
STATE OF NC REAL ESTATE EXT

\$694.00

PRESENTED & RECORDED:

01-05-2009 11:35:58 AM

CINDY M OWNBEY

REGISTER OF DEEDS

BY: KARIN SMITH

DEPUTY REGISTER OF DEEDS

BK: DOC 482

PG: 271-273

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 694.00

Parcel Identifier No. 8583-54-6436-000 Verified by Am County on the 5 day of Jan, 2009
By: _____

Mail/Box to: Neumann & Associates Law Firm, PLLC, 46 East Main Street, Brevard, NC 28712

This instrument was prepared by: Brian P. Philips, 30 N Country Club Road, Brevard, NC 28712

Brief description for the Index: LT 30 U 16 OF CONNESTEE FALLS DEVELOPMENT,

THIS DEED made this ____ day of _____, 20 __, by and between

GRANTOR

Jack Ames Wells and wife,
Elaine Naomi Wells

GRANTEE

Paul A. Holmes and wife,
Carol A. Holmes
8531 SW 55th Pl
Gainesville, FL 32608

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 322 page 200.

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

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.

(Entity Name)

Jack Ames Wells (SEAL)
Jack Ames Wells

By: _____
Title: _____

Elaine Naomi Wells (SEAL)
Elaine Naomi Wells

By: _____
Title: _____

(SEAL)

By: _____
Title: _____

(SEAL)

State of North Carolina County of Transylvania

I, the undersigned Notary Public of the County and State aforesaid, certify that Jack Ames Wells and wife, Elaine 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 5th day of September, 2008.

My Commission Expires: September 3, 2012

Jue A. Greer
Notary Public

State of North Carolina - County of _____

I, the undersigned Notary Public of the County 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: _____

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 _____, 20__.

My Commission Expires: _____

Notary Public

The foregoing Certificate(s) of _____ 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.

By: _____ Register of Deeds for _____ County
Deputy/Assistant - Register of Deeds

EXHIBIT "A"

BEING all of Lot No. 30 of Unit 16, revised, of Connestee Falls Development as shown on a Plat of a survey recorded in Plat File 1 , Slides 29-29A, Records of Plats for Transylvania County, North Carolina.

Subject to the privileges and mutual and beneficial restrictions, covenants, equitable servitudes and charges set forth in the Third Restatement of Declaration of Restrictive Covenants for Connestee Falls recorded in Book 421, Page 161, Records of Deeds for Transylvania County, North Carolina and by all subsequent amendments and supplemental declarations thereto appearing of record in the office of the Register of Deeds for Transylvania County.

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.

Being all of the property more particularly described in Deed Book 322, Page 200, Transylvania County Registry.