

2006008016
TRANSLYVANIA CO, NC FEE \$20.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED:
09-26-2006 01:45:58 PM
CINDY M OWNBEY
REGISTER OF DEEDS
BY: D REE MCCALL
DEPUTY REGISTER OF DEEDS
BK: DOC 371
PG: 398-400

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: -0-

Parcel Identifier No. _____ Verified by _____ County on the 26 day of September, 2006
By: [Signature]

Mail/Box to:

Shelton Jones, Attorney

This instrument was prepared by:

Shelton Jones, Attorney, Straus Park, 5 Park Place, Brevard, NC 28712

Brief description for the Index:

THIS DEED made this 22nd day of September, 2006, by and between

GRANTOR

GRANTEE

JOHN S. DREIER AND KATHARINE DREIER,
HIS WIFE, and
CONNESTEE FALLS PROPERTY OWNERS
ASSOCIATION, INC.

JOHN S. DREIER AND KATHARINE DREIER,
HIS WIFE,
149 Lakeview Drive
Little Falls, NY 13365

Enter in appropriate block for each party: name, 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 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, TRANSLYVANIA County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.

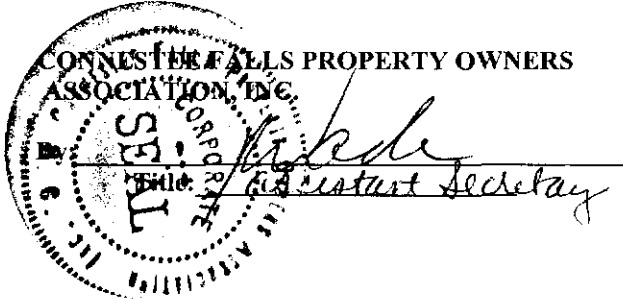
The property hereinabove described was acquired by Grantor by instrument recorded in Book _____, Page _____.

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 fee 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.



John S. Dreier
John S. Dreier
Katharine Dreier
Katharine Dreier

Seal - Stamp



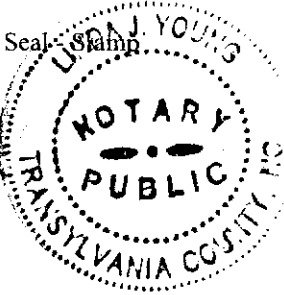
State of North Carolina – County of Transylvania

I, the undersigned Notary Public of the County and State aforesaid, certify that R. Wade personally appeared before me this day and acknowledged that he is the Assistant Secretary of Connestee Falls Property Owners Association, Inc. a North Carolina Corporation and that by the 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 7th day of September, 2006.

My Commission Expires: 11-23-2007

Sharon M. Jenkins
Notary Public

Seal - Stamp



State of NC – County of Transylvania

I, the undersigned Notary Public of the County and State aforesaid, certify that **JOHN S. DREIER AND KATHARINE DREIER** 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 22nd day of September, 2006.

My Commission Expires: 9-21-10

Linda J. Young
Notary Public

EXHIBIT "A" TO A DEED FROM JOHN S. DREIER AND KATHARINE DREIER, HIS WIFE, AND CONNESTEE FALLS PROPERTY OWNERS ASSOCIATION, INC. TO JOHN S. DREIER AND KATHARINE DREIER.

Being all of Lot 62-A of Unit 21, of Connestees Falls Development as shown by a plat thereof recorded in Plat File 11, Slide 887, Records of Plat for Transylvania County, North Carolina and being the combination of lots 62 and 63, Unit 21 of Connestees Falls Development as shown by a plat thereof recorded in Plat Book 5, Pages 11-11A, Records of Plats in the office of the Register of Deeds 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 of Connestees 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.

Subject to the right of entry more particularly described in Deed Book 194, Page 500, 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.

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

The Connestees 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.