



2019001217

TRANSYLVANIA CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT X  
\$200.00

PRESENTED & RECORDED:  
03-11-2019 04:26:45 PM  
CINDY M OWNBEY  
REGISTER OF DEEDS  
BY: BETH C LANDRETH  
ASSISTANT

BK: DOC 873  
PG: 149-151

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$200.00

Parcel Identifier No. 8583-43-8044 Verified by \_\_\_\_\_ County on the 11 day of March, 2019  
By: TG

Mail/Box to: THE NEUMANN LAW FIRM, PLLC, 9 PARK PLACE WEST, STE 102, BREVARD, NC 28712

This instrument was prepared by: The Neumann Law Firm, PLLC 9 Park Place W, Ste 102, Brevard, NC 28712 19-034

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 11th day of March, 2019, by and between

**GRANTOR**

STEPHENSON, INC.  
PO BOX 61  
OVERGAARD, AZ 85933

**GRANTEE**

JAMES ENGLISH SYMINGTON  
97 TINEQUA DRIVE  
BREVARD, NC 28712

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, parcel of land or condominium unit situated in the City of BREVARD, 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 30 page 539.  
All or a portion of the property herein conveyed    includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 5 page 195.

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:

Restrictive covenants recorded in Book \*189, Page 443, Transylvania County Registry.

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

By: STEPHENSON, INC. (Entity Name) (SEAL)  
Print/Type Name: \_\_\_\_\_

By: [Signature]  
Print/Type Name & Title: SUSAN STEPHENSON (SEAL)  
PRESIDENT  
Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_  
Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_  
Print/Type Name: \_\_\_\_\_

State of California - County or City of MARIN  
I, the undersigned Notary Public of the County or City of MARIN and State aforesaid, certify that  
SUSAN ANNE STEPHENSON 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 8th day of  
MARCH, 2019.

My Commission Expires: Dec. 22, 2020  
(Affix Seal)  [Signature] Notary Public  
Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_  
I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that  
\_\_\_\_\_ 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 \_\_\_\_\_ day of  
\_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
(Affix Seal) \_\_\_\_\_ Notary Public  
Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_  
I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that  
\_\_\_\_\_ personally came before me this day and acknowledged that  
\_\_\_\_\_ he is the \_\_\_\_\_ of STEPHENSON, INC., 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 8th day of \_\_\_\_\_ March \_\_\_\_\_, 2019.

My Commission Expires: \_\_\_\_\_  
(Affix Seal) \_\_\_\_\_ Notary Public  
Notary's Printed or Typed Name

**EXHIBIT "A"**

Being all of Lot 8 of Unit 42 of Connestee Falls Development containing 2.807 acres, more or less, as shown on a plat thereof recorded in Plat File 5, Slide 195, Records of Plats for Transylvania County.

It is understood and agreed that the property hereinabove described is conveyed subject to the following:

1. 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, and by all subsequent amendments and supplemental declarations thereto appearing of record in the office of the Register of Deeds for Transylvania County.
2. To a right of entry retained by Connestee Falls Development Corporation in a deed recorded in Book 207, page 130, Records of Deeds for Transylvania County, for the purpose of completing promised improvements and other related purposes, until such promised improvements have been completed.
3. To a right-of-way agreement between Fred H. Smith and wife, Claire V. Smith, and Connestee Falls Development Corporation, dated February 1, 1975, and recorded in Book 212, page 291, Records of Deeds for Transylvania County.
4. To all easements and other matters shown on the recorded plat hereinabove referred to, however, the property hereinabove described shall not be subjected to any right-of-way or easement relating to the area designated the "Public Access and Utilities Parcel" as shown on the plat recorded in Plat File 5, Slide 195, Records of Plats for Transylvania County.
5. To the rights of all persons who may be entitled to use that portion of Lake Ticoa which presently covers part of the property.
6. To a right-of-way for an electric power line, a telephone line, a gas pipe line, a water line, a sewer line and other public utilities in common with all others entitled to the use thereof, over and across Parcel MF-6 of Unit 33 of Connestee Falls Development, with the right of ingress, egress and regress over and along the same for the purpose of installing, maintaining and repairing said utilities as set out in the Declaration of Unit Ownership of Ticoa View Villas Condominium One, a Condominium, recorded in Condominium Book 1, page 596, at page 597, in the office of the Register of Deeds for Transylvania County.