



2019005133

TRANSYLVANIA CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

10-03-2019 03:26:12 PM

CINDY M OWNBEY

REGISTER OF DEEDS

BY: BETH C LANDRETH

ASSISTANT

BK: DOC 895

PG: 763-766

QUITCLAIM DEED

Excise Tax: 0.00

Parcel Identifier No. 8583-43-8044-000 Verified by _____ County on the 3 day of Oct 2019
By: JG

Mail/Box to: The Neumann Law Firm, PLLC 9 Park Place West, Ste 102 (NO TITLE SEARCH PERFORMED)

This instrument was prepared by: Douglas R. Campen, Attorney The Neumann Law Firm, PLLC (NO TITLE SEARCH PERFORMED)

Brief description for the Index:

THIS DEED made this 10th day of April, 2019, by and between

GRANTOR

GRANTEE

INDIAN HILLS CONDOMINIUM ONE PROPERTY
PROPERTY OWNERS ASSOCIATION, and

INDIAN HILLS CONDOMINIUM ONE, PHASE II
PROPERTY OWNERS

Unit 4 Indian Hills
Brevard, NC 28712

JAMES ENGLISH SYMINGTON
97 TINEQUA DRIVE
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.

That said Grantor(s), for and in consideration of the acceptance of the rights and obligations of maintenance of the right-of-way described in Exhibit "A" and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, have remised and by these presents do remise, release, and

forever quitclaim unto the Grantee(s) and their heirs and assigns all right, title, claim, and interest of the said Grantor(s) in and to a certain tract or parcel of land lying and being in the County of Transylvania, and State of North Carolina, in **Dunns Rock Township**, 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 ___, Page ___, __

A map showing the above described property is recorded in Plat File 5 Slide 195.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges thereunto belonging to the Grantee(s) and their heirs and assigns, free and discharged of all right, title, claim, or interest of the Grantor(s) or anyone claiming by through and under them.

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

Indian Hills Condominium One, Phase II,
Property Owners

By: Carlos F. Esparza
Title: PRESIDENT 9-27-2019

Indian Hills Condominium One
Property Owners Association

By: _____
Title: _____

James English Symington (SEAL)
JAMES ENGLISH SYMINGTON



STATE OF MARYLAND
COUNTY OF PRINCE GEORGES

I, MICHELLE OWUSU, the undersigned Notary Public of the County and State aforesaid, certify that CARLOS F. ESPARZA, personally appeared before me this day and acknowledged that they are President of Indian Hills Condominium One Property Owners Association and Indian Hills Condominium One, Phase II, Property Owners and as President is duly authorized to execute the foregoing instrument on behalf of the company.

Witness my hand and seal this 27th day of SEPTEMBER, 2019.

Michelle Owusu Antwi
Notary Public
Michelle Owusu Antwi
NOTARY PUBLIC
Prince George's County
Maryland

My Commission Expires: October 21, 2019

My Commission Expires October 21, 2019

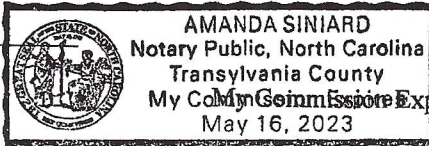
STATE OF MARYLAND
COUNTY OF _____

STATE OF North Carolina
COUNTY OF Transylvania

I, Amanda Siniard, a Notary Public of the County and State aforesaid, certify that James English Symington personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 2 day of October, 2019.

Notary Public

Amanda Siniard
Print or Typed Notary Public



My Commission Expires: May 16, 2023

EXHIBIT "A"

BEING ALL of that real property designated as "Public Access and Utilities Parcel" on Plat File 5, Slide 195 Transylvania County Registry. Grantor shall have no right to go upon or use this parcel and it being the intention of the parties to terminate any such easement.

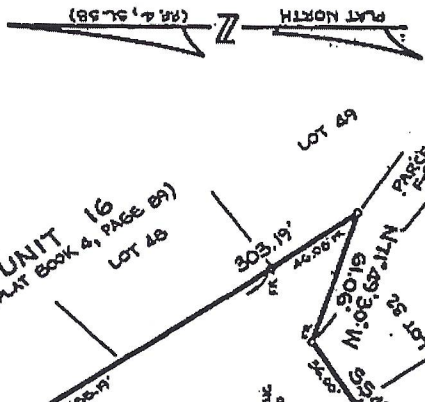
Grantee joins in execution of this deed to accept and acknowledge exclusive responsibility for the maintenance of the wood steps/railroad tie steps shown in the Public Access and Utilities Parcel on Plat File 5, Slide 195, Transylvania County Registry.

Nothing herein shall be construed as evidence that Grantors ever had a responsibility to maintain the property being conveyed, which is being conveyed in "as is" condition with no warranties of any kind.

Slide 195

THE FOREGOING CERTIFICATES OF ROBERT L. HAFLER AND RONJA M. SNIPES A NOTARY PUBLIC, ARE CERTIFIED TO BE CORRECT. THIS PLAT WAS PRESENTED FOR REGISTRATION AND RECORDED IN PLAT FILE SLIDE 195, THIS THE 5 DAY OF FEBRUARY, 1994, AT 10:50 O'CLOCK, P.M.

Robert L. Hafler
REGISTER OF DEEDS
Suffolk County, Virginia

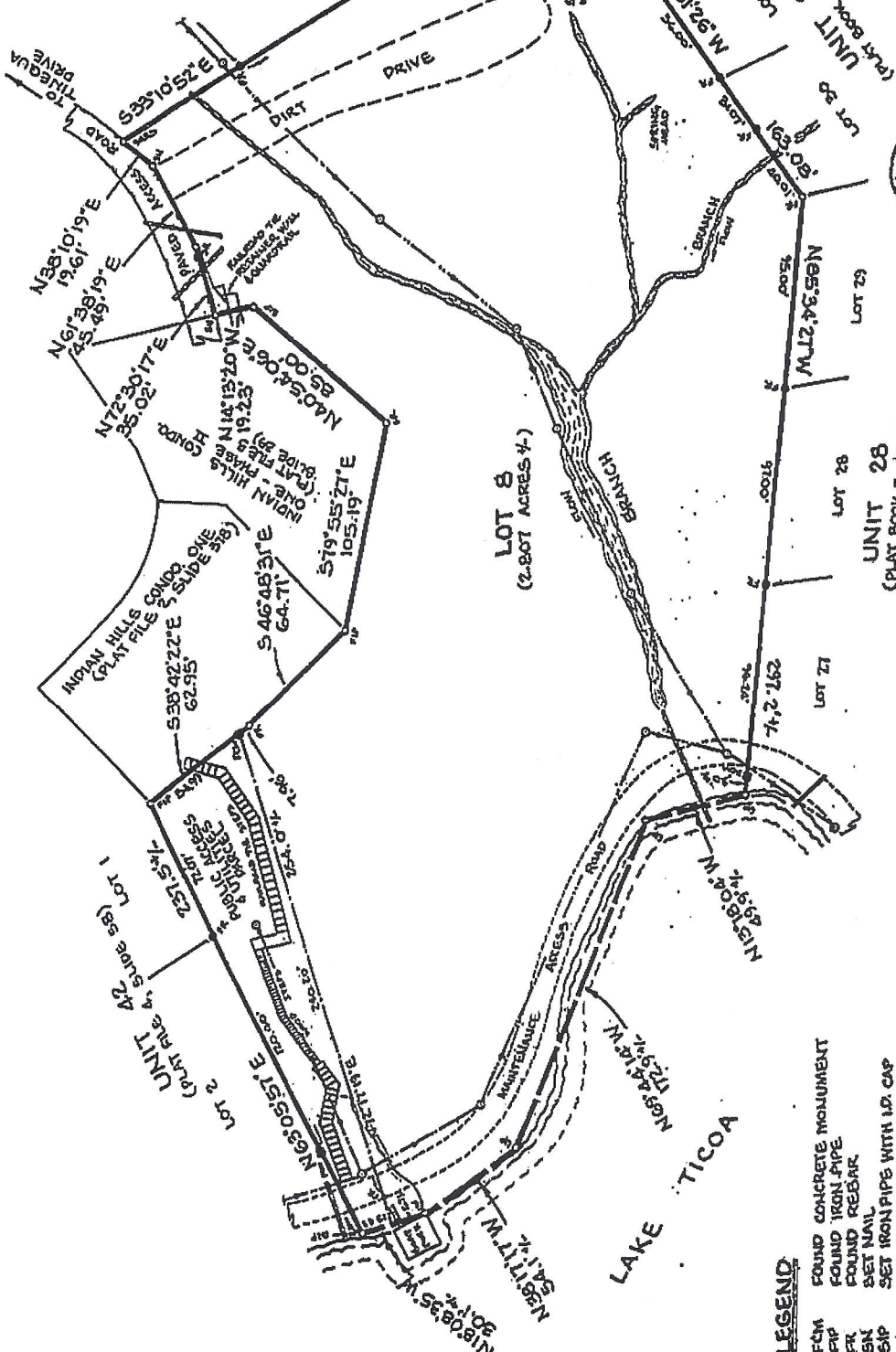


PLAT OF SUBDIVISION
UNIT 42 LOT 8
DUNNS ROCK TOWNSHIP
TRANSYLVANIA COUNTY, N.C.

SCALE: 1" = 40'
DATE: FEBRUARY 24, 1993

OWNERS:
CONNECTEE LAKEVIEW PROPERTIES, INC.

PREPARED BY
HAFLER LAND SURVEYING
112 S. RICE STREET
BREVARD, N.C. 28712
(704) 894-1168



NOTES

- 1) SURVEYED IN DECEMBER 1992 AND JANUARY 1993
- 2) PLAT AREA: 2.992 ACRES +/-
- 3) THIS PROPERTY IS SUBJECT TO ALL RIGHT-OF-WAYS AND EASEMENTS OF RECORD.
- 4) REFERENCE: DEED BOOK 264, PAGE 100, TRANSYLVANIA CO. REGISTRY
- 5) THIS PROPERTY IS NOT IN A DESIGNATED FLOOD HAZARD AREA PER HUD-FIRM COMMUNITY PANEL NO. 570230 0095 B, DATED JANUARY 2, 1980
- 6) BEING A PORTION OF UNIT 28, PARCEL M-6 AS RECORDED IN PLAT FILE 1, SLIDE 11-112 TRANSYLVANIA COUNTY REGISTRY.

NORTH CAROLINA COUNTY
TRANSYLVANIA COUNTY

I, RONJA M. SNIPES, A NOTARY PUBLIC OF THE STATE AND COUNTY AFORESAID CERTIFY THAT ROBERT L. HAFLER A REGISTERED LAND SURVEYOR PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THIS THE 24 DAY OF FEBRUARY, 1994, A.D.

Transylvania County Subdivision Ordinance
Approved as a Special Subdivision, the access is considered a private driveway.

Ronja M. Snipes
NOTARY PUBLIC
MY COMMISSION EXPIRES: 12-18-95

LEGEND

- FCM FOUND CONCRETE MONUMENT
- PIP FOUND IRON PIPE
- FR FOUND REBAR
- SN SET NAIL
- SNP SET IRON PIPE WITH I.D. CAP
- UP UNMARKED POINT
- CU CURVERT
- EDGE OF PAVEMENT
- SANITARY SEWER MANHOLE
- SANITARY SEWER LINE
- EX SET REBAR
- SRRS SET RAILROAD SPIKE

I, ROBERT L. HAFLER, REGISTERED LAND SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN BY ME FROM AN ACTUAL FIELD SURVEY PERFORMED BY ME FROM INFORMATION FOUND IN THE ADJOINING PLATS REFERENCED HEREON; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 41-20 AS AMENDED; THE RATIO OF PRECISION AS CALCULATED BEFORE ADJUSTMENT BY LATITUDES AND DEPARTURES IS 1:12,070; WITHOUT MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS THE 5 DAY OF FEBRUARY, 1994, A.D.

Robert L. Hafler
ROBERT L. HAFLER
SURVEYOR, L-2975

Hafler *Snipes*
DATE

SEAL