

**2013006485**

TRANSYLVANIA CO, NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

**\$1245.00**

PRESENTED &amp; RECORDED:

12-02-2013 02:16:35 PM

CINDY M OWNBEY

REGISTER OF DEEDS

BY: BETH C LANDRETH

ASSISTANT

**BK: DOC 678****PG: 89-91****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 1,245.00

Parcel Identifier No. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the 2 day of Dec, 2013 AR  
By: \_\_\_\_\_Mail/Box to: Shelton Jones, Attorney at LawThis instrument was prepared by: David C. Neumann, The Neumann Law Firm, PLLC (Our File: 13-487)

Brief description for the Index: 173 Kanunu Court, BREVARD, NC 28712

THIS DEED made this 12<sup>th</sup> day of November, 2013, by and between**GRANTOR****Richard H. Hentschel and wife,  
Rita J. Hentschel  
2213 Fringe Tree Trail  
The Villages, FL 32162****GRANTEES****Ronald H. Silverman and wife,  
Paula M. Silverman  
49 Watroo Point  
Daniel Island, SC 29492**

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 Brevard, Brevard Township, Transylvania County, North Carolina and more particularly described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE**All or a portion of the property herein conveyed X includes or \_\_\_\_ does not include the primary residence of a Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Document Book 388, page 243,

A map showing the above described property is recorded in Plat File 4, Slides 85, Records of Plats for Transylvania County.

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.

 (SEAL)  
Richard H. Hentschel

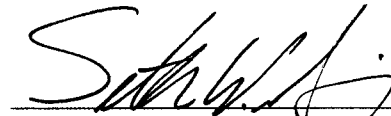
 (SEAL)  
Rita J. Hentschel

STATE OF NORTH CAROLINA  
COUNTY OF TRANSYLVANIA

I, SETH W. GERRING, the undersigned Notary Public of the County and State aforesaid, certify that Richard H. Hentschel & Rita J. Hentschel has personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and seal this 18<sup>TH</sup> day of November, 2013.



  
Notary Public  
My Commission Expires: 8/6/2018

**Prepared by:      Neumann Law Firm, PLLC  
                         David C. Neumann**

**EXHIBIT "A"**

BEING all of Lot 3R of Unit 41 of Connestee Falls Development as shown by a plat thereof recorded in Plat File 4, Slide 85, Records of Plat for Transylvania County, North Carolina.

Subject to the privileges and mutual and beneficial restrictions, covenants, equitable servitudes and charges set forth in the Fourth Restatement of Declaration of Restrictive Covenants for Connestee Falls recorded in Document Book 512, page 224, 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.