



2016005809

TRANSYLVANIA CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$850.00

PRESENTED & RECORDED
11-17-2016 03:33:25 PM

CINDY M OWNBEY
REGISTER OF DEEDS
BY BETH C LANDRETH
ASSISTANT

BK: DOC 784
PG: 687-689

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 850.00

Parcel Identifier No. 8573-41-0767-000 Verified by gm County on the 17 day of Nov, 2016
By: _____

Mail/Box to: The Neumann Law Firm, PLLC, 9 Park Place West Ste. 102, Brevard, NC 28712

This instrument was prepared by: Brian P. Philips, P.A., 30 N. Country Club Road, Brevard, NC 28712 11-898

Brief description for the Index: _____

THIS DEED made this 20th day of October, 2016 by and between

GRANTOR

Thomas R. Pulling and wife,
Deborah L. Pulling
1403 Burr Ridge Club
Burr Ridge, IL 60527-5253

GRANTEE

Jane A. Freese Weber and
John A. Weber
44 Yona Court
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 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 627 page 623-625.

All or a portion of the property herein conveyed X includes or _____ does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 10 page 264.

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.

By: _____ (Entity Name) Thomas R. Pulling (SEAL)
Print/Type Name: Thomas R. Pulling

By: _____
Print/Type Name & Title: _____ Deborah L. Pulling (SEAL)
Print/Type Name: Deborah L. Pulling

By: _____ (SEAL)
Print/Type Name & Title: _____
Print/Type Name: _____

By: _____ (SEAL)
Print/Type Name & Title: _____
Print/Type Name: _____

State of Illinois - County or City of DUPAGE

I, the undersigned Notary Public of the County or City of WILL and State aforesaid, certify that Deborah L. Pulling 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 25th day of OCTOBER, 2016.

My Commission Expires: 3-31-17
(Affix Seal)



Susanne Rippe
SUSANNE RIPPE Notary Public
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 _____, 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: _____
(Affix Seal)

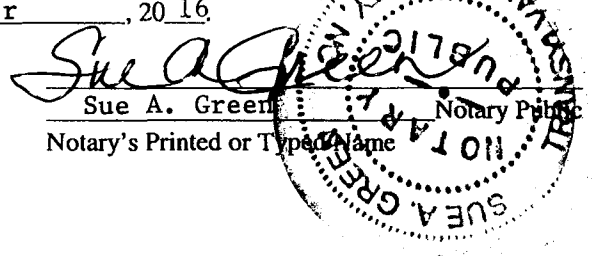
Sue A. Green

Notary Public
Notary's Printed or Typed Name

State of North Carolina - County or City of Transylvania

I, the undersigned Notary Public of the County or City of Transylvania and State aforesaid, certify that Thomas R. Pulling Witness my hand and Notarial stamp or seal, this 27th day of October, 2016.

My Commission Expires: September 3, 2017
(Affix Seal)



Sue A. Green Notary Public
Notary's Printed or Typed Name

EXHIBIT "A"

BEING all of Lot No. 44A, of Unit 30, of Connestee Falls Development as shown on a Plat of a survey recorded in Plat File 10, Slide 264, 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 Fourth Restatement of Declaration of Restrictive Covenants for Connestee Falls recorded in Book 512, Page 224-251, 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 a right-of-entry contained in Deed Book 296, Page 229 and Deed Bbook 197, Page 222, Transylvania County Registry.

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

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 Document Book 628, Page 235-238, Transylvania County Registry.