



2013002589

TRANSYLVANIA CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$600.00

PRESENTED & RECORDED
05-14-2013 03:48:57 PM

CINDY M OWNBEY
REGISTER OF DEEDS
BY: BETH C LANDRETH
ASSISTANT

BK: DOC 654
PG: 742-744

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 600.00

Parcel Identifier No. 8582-48-8359-000 Verified by _____ County on the 14 day of May, 2013
By: [Signature]

Mail/Box to: David C. Neumann, 9 Park Place West Suite 101, Brevard, NC 28712

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

Brief description for the Index: LOT 124A U 7 of Conneetee Falls Development,

THIS DEED made this 15th day of April, 2013 by and between

GRANTOR
Jean H. Hanson, Widow of Donald
Dwight Hanson
3 Barbados Road
Englewood, FL 34223

GRANTEE
Frank M. Waterman and wife,
Cynthia J. Waterman
28 Udvawadulisi 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 Doc 475 page 144.

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 9 page 764 .

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.

 (Entity Name) Jean H. Hanson (SEAL)
 By: _____ Print/Type Name: Jean H. Hanson

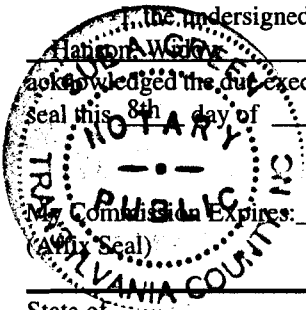
 Print/Type Name & Title: _____ Print/Type Name: _____ (SEAL)

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

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

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 Jean H. Hanson 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 May, 2013.



Sue A. Green
 Sue A. Green 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 _____, 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: _____ Notary Public
(Affix Seal) 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 _____ Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

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

EXHIBIT "A"

BEING all of Lot No. 124A, of Unit 7, of Connestee Falls Development as shown on a Plat of a survey recorded in Plat File 9, Slide 764, 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 the right-of-entry more particularly described in Deed Book 236, Page 398, 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.

Being all of the property more particularly described in Document Book 475, Page 144-146, Transylvania County Registry.

STATE OF NORTH CAROLINA,
COUNTY OF TRANSYLVANIA.

236 398

du
no
6-14-79

THIS DEED PREPARED BY
Ramsey, Hill, Smart, Ramsey & Hunt, P. A.
Ralph H. Ramsey, Jr.
Attorneys

THIS DEED, made this 1st day of June, 1979, by CONNESTEE FALLS DEVELOPMENT CORPORATION, a North Carolina corporation, party of the first part, to TERRY C. HUEY and Wife, PEGGY LEE HUEY,
5110 Siretta Drive, San Antonio, Texas - 78233,

part ies of the second part,

WITNESSETH:

That the said party of the first part, in consideration of the sum of Eight Thousand and 00/100 Dollars (\$ 8,000.00) and other good and valuable considerations to it paid by the part ies of the second part, the receipt of which is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does give, grant, bargain, sell, convey and confirm unto the said part ies of the second part, and their heirs, or successors and assigns, subject to any limitations, easements and reservations set out herein, the following particularly described real estate located in the Township of Dunns Rock, County of Transylvania, North Carolina, to-wit:

Being all of Lot No. 125 of Unit 7 of Connestee Falls Development as shown by plat thereof recorded in Plat Book 4, pages 73-73B, Records of Plats for Transylvania County, North Carolina.

22213

TO HAVE AND TO HOLD the aforesaid piece, parcel or lot of land and all privileges and appurtenances thereto belonging, unto the said parties of the second part, their heirs, successors or assigns, to their only use and behoof forever, subject, nevertheless, to the reservations and restrictive and protective covenants hereinafter set out.

It is understood and agreed that the property hereinabove described is conveyed subject to the privileges and mutual and beneficial restrictions, covenants, equitable servitudes and charges set forth in that certain Declaration of Restrictive Covenants by Connestee Falls Development Corporation, dated May 25, 1971, and recorded in Book 189, page 443, Records of Deeds for Transylvania County, North Carolina, as amended by that certain Amendment to The Declaration of Restrictive Covenants, dated August 18, 1971, and recorded in Book 190, page 437, Records of Deeds for Transylvania County, North Carolina, and by Supplemental Declarations of Restrictive Covenants of record in the office of the Register of Deeds for Transylvania County, North Carolina.

It is further understood and agreed that the party of the first part retains a Right of Entry on the property hereinabove described for the purpose of completing promised improvements and other related purposes, until such promised improvements have been completed or until the date upon which the party of the second part's last payment would have been made under the Agreement for Deed made between the parties hereto without prepayment, whichever is the later date.

And the said party of the first part, for itself, and its successors and assigns, covenants with the said part ies of the second part, their heirs, or successors and assigns, that it is seized of said premises in fee and has full right and power to convey the same in fee simple; that said land and premises are free from any and all encumbrances, with the exceptions above stated and current taxes, and that it will, and its successors shall, forever warrant and defend the said title to the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Connestee Falls Development Corporation has caused these presents to be executed in its name by its Vice President and its corporate seal to be hereto affixed and attested by its Assistant Secretary, all by order of its Board of Directors duly given, this the day and year first above written.



STATE OF NORTH CAROLINA
JUN 15 1979
Real Estate Excise Tax
508.00

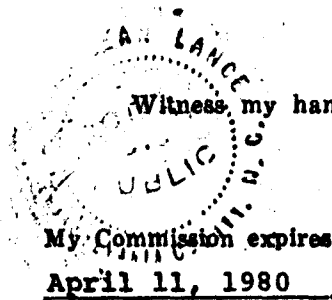
CONNESTEE FALLS DEVELOPMENT CORPORATION
By: [Signature]
Vice President

Assistant Secretary

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA.

236 399

This is to certify that on this day before me, Bertha Jean Lance,
a Notary Public in and for said County, personally came Ralph H. Ramsey, Jr., with
whom I am personally acquainted, who, being by me duly sworn, says that Gary L. Steadman
is the Vice President and that he is the Assistant Secretary of Connestee Falls Development
Corporation, the corporation described in and which executed the foregoing instrument; that he, Ralph H.
Ramsey, Jr., knows the common seal of said Corporation and that the seal affixed to the foregoing in-
strument is said common seal, and the name of said Corporation was subscribed thereto by said Vice
President, and the said Vice President and said Assistant Secretary subscribed their names there-
to and said common seal was affixed, all by order of the Board of Directors of said Corporation, and the said
instrument is the act and deed of said Corporation.



Witness my hand and notarial seal, this the 1st day of June, 1979

Bertha Jean Lance
Notary Public

STATE OF NORTH CAROLINA,
COUNTY OF TRANSYLVANIA.

The foregoing certificate of Bertha Jean Lance, Notary Public, is certified to
be correct. This deed was presented for registration and recorded in this office in Book 236, page 398,
Records of Deeds.

This 14 day of June, 1979, at 2:30 o'clock P. M.

Fred H. Israel
Register of Deeds

By _____
Deputy Register of Deeds