

2021006435TRANSYLVANIA COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$840.00**PRESENTED & RECORDED
08/19/2021 01:30:03 PM**CINDY M OWNBEY**

REGISTER OF DEEDS

BY: KARIN SMITH

DEPUTY REGISTER OF DEEDS

BK: DOC 997**PG: 439 - 441****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$840.00

Parcel Identifier No. 8582-48-9518-000 Verified by _____ County on the ____ day of _____, 2021.
By: _____Mail/Box to: RICHARD B. DANIEL, PLLC, 352 S. Caldwell St., Brevard, NC 28712This instrument was prepared by: Douglas R. Campen, Attorney, The Neumann Law Firm, 9 Park Place West, Suite 102, Brevard, NC 28712 NO TITLE SEARCH PERFORMED (21-0985)Brief description for the Index: 31 Udvawadulisi Ct., Brevard NC 28712

THIS DEED made August 5, 2021, by and between

GRANTOR	GRANTEE
Joyce Ryan, an unremarried widow 977 Salola Lane Brevard, NC 28712	C&M Holdings of the Upstate, LLC, a South Carolina limited liability company P.O. Box 4492 Greenville SC 29608

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 Dunns Rock, Township, Transylvania County, North Carolina and more particularly described as follows: All their right, title, and interest in the following described property:**SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE**

The property hereinabove described was acquired by Grantor by instrument recorded in Document Book 927 , page 34 .

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:

Easements, restrictions and rights-of-way of record.

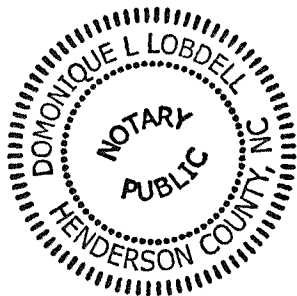
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Joyce Ryan (SEAL)
Joyce Ryan

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, the undersigned Notary Public of the County and State aforesaid, certify that Joyce Ryan personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and official stamp or seal, this 18 day of August 2021.

My Commission Expires:
September 23, 2024



Domonique L. Lobdell
Notary Public
Domonique L. Lobdell
Printed Name of Notary Public

EXHIBIT "A"

BEING all of Lot No. 109 of Unit 7, of Connestee Falls Development as shown on a Plat of a survey recorded in Plat Book 4, Pages 73-73B, 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 Fifth Restatement of Declaration of Restrictive Covenants for Connestee Falls recorded in Book 779, Page 314, 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.

Subject to a right-of-entry as set out in Deed Book 227, Page 539, Transylvania County Registry.

Being all of the property more particularly described in Document Book 927, Page 34, Transylvania County Registry.