


2009005688


 TRANSYLVANIA CO, NC FEE \$20.00
NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED:
 09-30-2009 12:44:08 PM
 CINDY M OWNBEY
 REGISTER OF DEEDS
 BY: TERESA D MORTON
 DEPUTY REGISTER OF DEEDS
BK:DOC 515
PG:450-452

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: -0-

Parcel Identifier No. _____ Verified by _____ County on the 30th day of September 2009
By: JAM

Mail/Box to: Neumann & Associates Law Firm, PLLC, 41 East Main Street, Brevard, NC 28712

This instrument was prepared by: David C. Neumann, Attorney at Law 09-468

Brief description for the Index: Lot # 62A Revised, Unit # 9 of Connestee Falls Development

THIS DEED made this 25 th day of September , 2009, by and between

GRANTOR	GRANTEE
Connestee Falls Property Owners Association, Inc. and Robert E. Reitman and wife, Gail S. Reitman	Robert E. Reitman and wife, Gail S. Reitman 179 Ogana Court Brevard, NC 28712
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 _____, 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 370 page 2-5

A map showing the above described property is recorded in Plat File 13 Slide 257

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.

Connestee Falls Property Owners Association, Inc.
(Entity Name)

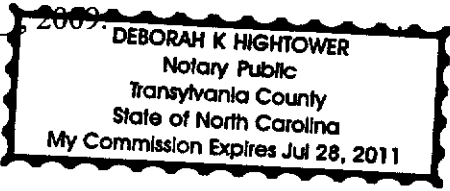
Robert E. Reitman (SEAL)
Robert E. Reitman

By: [Signature]
Title: Assistant Secretary

Gail S. Reitman (SEAL)
Gail S. Reitman

STATE OF TRANSYLVANIA NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, Deborah K Hightower, a Notary Public of the County and State aforesaid, certify that **Robert E. Reitman and wife, Gail S. Reitman** personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 30 day of September, 2009.



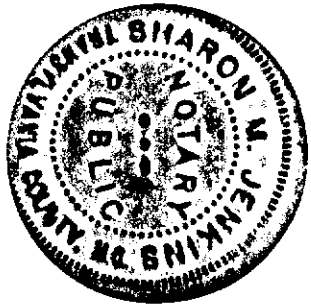
[Signature]
Notary Public

My Commission Expires:
07. 28. 2011

STATE OF North Carolina COUNTY OF Transylvania

I, Sharon M. Jenkins, a Notary Public of the County and State aforesaid, certify that Secretary Bob Weber personally appeared before me this day and acknowledged that he is Assist. of **Connestee Falls Property Owners Association, Inc.** and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its Assist. Secretary

WITNESS my hand and official stamp or seal, this the 25th day of September, 2009



Sharon M. Jenkins
Notary Public
Sharon M. Jenkins
Printed Name of Notary Public
My Commission Expires: 11-23-2012

Prepared by: Neumann and Associates Law Firm, PLLC
David C. Neumann 09-468

EXHIBIT "A"

BEING all of Lot # 62A-Revised, Unit # 9, of Connestee Falls Development as shown by a plat thereof recorded in Plat File 13, Slide 257, Records of Plats for Transylvania County, North Carolina and being the combination of Lots 62A and 64A, Unit 9 of Connestee Falls Development as shown by Plat thereof, recorded in Plat Book 4, pages 76C and Plat File 10 Slide 645 and Plat File 11, Slide 71, 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 Third Restatement of Declaration of Restrictive Covenants for Connestee Falls recorded in Book 421, page 161, 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 225, page 647 Transylvania County Registry, and Deed Book 370, page 002, 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.

The Connestee Falls Property Owners Association, Inc. is joining in the execution of the deed for the purpose of assenting to the combination of the above described lots.