



2015005238

TRANSYLVANIA CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$640.00

PRESENTED & RECORDED
10-14-2015 09:13:17 AM

CINDY M OWNBEY
REGISTER OF DEEDS
BY D REE M POWELL
DEPUTY REGISTER OF DEEDS

BK: DOC 742
PG: 588-590

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 640.00

Parcel Identifier No. 8593-10-0991-000 Verified by KE County on the 14 day of Oct, 2015
By: _____

Mail/Box to: Brian P. Philips, P.A., 30 N Country Club Road, P.O. Box 432, Brevard, NC 28712

This instrument was prepared by: Brian P. Philips, P.A., 30 N Country Club Road, P.O. Box 432, Brevard, NC 28712

Brief description for the Index: _____

THIS DEED made this 13th day of October, 2015 by and between

GRANTOR
McLoughlin Spagle and wife,
Christine Spagle
47 Outlook Lane
Port Ludlow, WA 98365

GRANTEE
Graeme D. Gee and Anne M. Gee
Trustees, or their successors in trust,
under The Gee Family Living Trust,
dated June 1, 2009, & any amendments thereto
2224 Seagull Lane
Mission, TX 78572

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 _____ page _____.

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 893.

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: Restrictive covenants recorded in Book 189, Page 443, and Book 190, Page 437, and Book 289, Page 107, and Book 320, Page 389, and Book 413, Page 30, Transylvania County Registry.

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

By: _____ (Entity Name) McLoughlin Spagle (SEAL)
Print/Type Name: McLoughlin Spagle

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

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

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

State of WASHINGTON County or City of RIESEN
I, the undersigned Notary Public of the County or City of FOULSDO and State aforesaid, certify that Christine Spagle 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 TH day of OCTOBER, 2015.

My Commission Expires: 02/17/18
(Affix Seal) BRENA CHRISTINE BANGART 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 _____, 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) _____ 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 McLoughlin Spagle 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 13th day of October, 2015.

My Commission Expires: February 13, 2017
(Affix Seal) Jennifer L. Gardner Notary Public
Notary's Printed or Typed Name

EXHIBIT "A"

BEING all of Lot No. 60A, of Unit 18, of Connestee Falls Development as shown on a Plat of a survey recorded in Plat File 10, Slide 893, Records of Plats for Transylvania County, North Carolina and being the combination of Lots 57, 58, 59 and 60 of Unit 18 of Connestee Falls Development as shown by Plat thereof, recorded in Plat File 10, Slide 893, 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 rights-of-entry as set out in Deed Book 214, Page 742 and Deed Book 245, Page 515, Transylvania County Registry.

Also 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 374, Pages 187-189, Transylvania County Registry.