



2017005985

TRANSLYVANIA CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$780.00

PRESENTED & RECORDED
11-14-2017 01:20:54 PM

CINDY M OWNBEY
REGISTER OF DEEDS
BY CINDY M OWNBEY
REGISTER

BK: DOC 824
PG: 279-281

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 780.00

Parcel Identifier No. 8573-90-0189-000 Verified by NM County on the 14 day of November, 2017
By: _____

Mail/Box to: N. Shelton Jones, 5 Park Place East, Suite 201, Brevard, NC 28712

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

Brief description for the Index: _____

THIS DEED made this 1st day of November, 2017, by and between

GRANTOR

GRANTEE

Charles M. Kauth and wife,
Judith A. Kauth
109 Penny Road
High Point, NC 27260

Carl J. Messmer and wife,
Genevieve J. Messmer
108 Unvdativi 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, parcel of land or condominium unit 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 674-676.

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

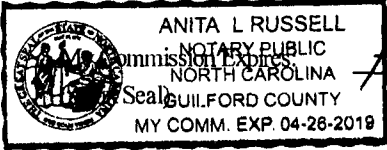
A map showing the above described property is recorded in Plat Book 5 page 24-24C.

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.

Charles M. Kauth (SEAL)
Print/Type Name: Charles M. Kauth
Judith A. Kauth (SEAL)
Print/Type Name: Judith A. Kauth

State of North Carolina - County or City of Guilford
I, the undersigned Notary Public of the County or City of Guilford, NC and State aforesaid, certify that Charles M. Kauth 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 9 day of November, 2017.



April 26, 2019

Anita L Russell
Anita L Russell Notary Public
Notary's Printed or Typed Name

State of North Carolina - County or City of Guilford
I, the undersigned Notary Public of the County or City of Guilford, NC and State aforesaid, certify that Judith A. Kauth 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 9 day of November, 2017.

My Commission Expires: April 26, 2019
(A ffiv Seal)

Anita L Russell
Anita L Russell Notary Public
Notary's Printed or Typed Name

EXHIBIT "A"

BEING all of Lot No. 37, of Unit 23, of Connestee Falls Development as shown on a Plat of a survey recorded in Plat Book 5, Pages 24-24C, 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 as set out in Book 309, Page 411, 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.

Being all of the property more particularly described in Document Book 370, Page 674-676, Transylvania County Registry.