



2020004081

TRANSYLVANIA CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$620.00

PRESENTED & RECORDED:  
07-27-2020 09:15:07 AM

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

BK: DOC 931  
PG: 640-642

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 620.00

Parcel Identifier No. 8582-69-0557-000 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_  
By: \_\_\_\_\_

Mail/Box to: Bamwell & Long, PLLC, 2000 Hendersonville Road, Asheville, NC 28803

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

Brief description for the Index: Document preparation only; no title search performed

THIS DEED made this 20th day of July, 2020, by and between

GRANTOR

GRANTEE

Robert F. Spohrer and wife,  
Helen W. Spohrer  
1431 Riverplace Blvd.  
Jacksonville, FL 32207

Kristina M. Klose  
15Uwohali Ct.  
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 879 page 735-737.  
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 10 page 808.

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.

*Robert F. Spohrer*

(SEAL)

Print/Type Name: Robert F. Spohrer

*Helen W. Spohrer*

(SEAL)

Print/Type Name: Helen W. Spohrer

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

Robert F. Spohrer 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

21st day of July, 2020

My Commission Expires: September 3, 2022

(Affix Seal)

*Sue A. Green*

Sue A. Green

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

Helen W. Spohrer 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

21st day of July, 2020

My Commission Expires: September 3, 2022

(Affix Seal)

*Sue A. Green*

Sue A. Green

Notary Public

Notary's Printed or Typed Name

EXHIBIT "A"

BEING all of Lot No. 22A, of Unit 8, of Connestee Falls Development as shown on a Plat of a survey recorded in Plat Book 10, Slide 808, 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.

Being all of the property more particularly described in Document Book 879, Pages 735-737, Transylvania County Registry.