

STATE OF
NORTH CAROLINA
Real Estate
Excise Tax

Filed for registration on the 30 day of April
1991 at 4:50 P.M. and registered and
verified on the 30 day of April 1991
in Book No. 338 of page 523
Wickie Z. Edwards
Register of Deeds, Transylvania County
By: Cindy M. Owen
Deputy
338 523

Excise Tax

\$12.50

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.
Verified by County on the 30 day of April 1991
by DW

Mail after recording to RAMSEY, HILL, SMART, RASMEY & PRATT, P.A.

P.O. Box 949, Brevard, N.C. 28712

This instrument was prepared by Gayle E. Ramsey

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 11th day of April, 1991, by and between

GRANTOR

GRANTEE

L. DANIEL DUVAL and wife,
JULIA H. DUVAL

THOMAS G. TUGGLE and wife,
BEVELLA J. TUGGLE
10909 Nichols Road
Blue Lake Township
Holton, Michigan 49425

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 ~~XXXXXX~~ Dunn's Rock Township, Transylvania County, North Carolina and more particularly described as follows:

Being all of Lot No. 69 of Unit 8 of Connestee Falls Development as shown by a plat thereof recorded in Plat Book 4, pages 74-74B, Records of Plats for Transylvania County.

It is understood and agreed that the property hereinabove described is conveyed subject to the privileges and mutual and beneficial restrictions, covenants, equitable servitudes and charges set forth in that certain declaration of restrictive covenants by Connestee Falls Development Corporation, dated May 25, 1971, and recorded in Book 189, page 443, Records of Deeds for Transylvania County, North Carolina, as amended by that certain amendment to the declaration of restrictive covenants dated August 18, 1971, and recorded in Book 190, page 437, Records of Deeds for Transylvania County, North Carolina, and all other valid amendments thereto, including the revised, amended, and restated Declaration dated August 9, 1986, and recorded in Book 289, page 107, Records of Deeds for Transylvania County, North Carolina, and the amendment to the Declaration of Covenants, Conditions and Restrictions and the Bylaws of Connestee Falls Property Owners Association, Inc. dated August 12, 1989, and recorded in Book 320, page 389, Records of Deeds for Transylvania County, North Carolina, and by supplemental declarations of restrictive covenants of record in the office of the Register of Deeds for Transylvania County, North Carolina.

It is further understood that this conveyance is made subject to the right of entry retained in a deed from Connestee Falls Development Corporation, dated October 19, 1978, and recorded in Book 232, page 722, Records of Deeds for Transylvania County, North Carolina, said right of entry having been retained for the purpose of completing promised improvements and other related purposes, until such promised improvements have been completed or until the date upon which the last payment would

have been made under the agreement for deed made between Connestee Falls Development Corporation and the original owner of said property without prepayment, whichever is the later date.

Being all of the same land described in a deed from Keitha S. Cross (Widow) to L. Daniel Duval and wife, Julia H. Duval, dated April 12, 1984, and recorded in Book 267, page 88, Records of Deeds for Transylvania County, North Carolina.

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The property hereinabove described was acquired by Grantor by instrument recorded in

A map showing the above described property is recorded in Plat Book page.....

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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

.....
(Corporate Name)

By:

..... President

ATTEST:

..... Secretary (Corporate Seal)

USE BLACK INK ONLY

L. Daniel Duval (SEAL)
L. Daniel Duval

Julia H. Duval (SEAL)
Julia H. Duval

..... (SEAL)

..... (SEAL)

SEAL-STAMP

NORTH CAROLINA, Buncombe County.

I, a Notary Public of the County and State aforesaid, certify that L. DANIEL DUVAL and wife,
JULIA H. DUVAL Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 19th day of April, 1991.

My commission expires November 20, 1994 *Deborah M. DeBrull* Notary Public

SEAL-STAMP

NORTH CAROLINA, County.

I, a Notary Public of the County and State aforesaid, certify that
personally came before me this day and acknowledged that he is Secretary of
..... a North Carolina corporation, and that by authority duly
given and as the act of the corporation, the foregoing instrument was signed in its name by its
President, sealed with its corporate seal and attested by as its Secretary.
Witness my hand and official stamp or seal, this day of, 19.....

My commission expires: Notary Public

The foregoing Certificate(s) of Deborah M. DeBrull

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

Vickie L. Edwards REGISTER OF DEEDS FOR TRANSYLVANIA COUNTY
By *Curt M. Darnley* Deputy/Assistant - Register of Deeds