

**2014002553**TRANSYLVANIA CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$470.00**

PRESENTED &amp; RECORDED

06-27-2014 03:39:42 PM

CINDY M OWNBEY

REGISTER OF DEEDS

BY: BETH C LANDRETH  
ASSISTANT**BK: DOC 695****PG: 721-724****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$470.00

Parcel Identifier No. 8562-19-6516-000 Verified by \_\_\_\_\_ County on the 27 day of June, 2014  
By: \_\_\_\_\_Mail/Box to: Brian P. Philips, P.A., 30 N Country Club Road, P.O. Box 432, Brevard, NC 28712This 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 26th day of June, 2014 by and between

**GRANTOR**

 William R. DeLauder, Trustee and Mary Jane  
DeLauder, Trustee of the DeLauder Family  
Trust, u/a/d March 8, 2007  
1177 N. Highway A1A, Apt. 303  
Indialantic, FL 32903

**GRANTEE**

 Lisa M. McPherson  
250 Rodney Street  
Glen Rock, NJ 07452

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" AND "B" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

The property hereinabove described was acquired by Grantor by instrument recorded in Book 421 page 267-269.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 9 page 786.NC Bar Association Form No. 3 © 1976, Revised © 1/1/2010  
Printed by Agreement with the NC Bar Association

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) William R. DeLauder, Trustee  
(SEAL)  
 Print/Type Name: William R. DeLauder, Trustee

By: \_\_\_\_\_ Mary Jane DeLauder, Trustee  
(SEAL)  
 Print/Type Name & Title: \_\_\_\_\_  
 Print/Type Name: Mary Jane DeLauder, Trustee

By: \_\_\_\_\_ (SEAL)  
 Print/Type Name & Title: \_\_\_\_\_  
 Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
 Print/Type Name & Title: \_\_\_\_\_  
 Print/Type Name: \_\_\_\_\_

State of Florida - County or City of Brevard.

I, the undersigned Notary Public of the County or City of Brevard and State aforesaid, certify that William R. DeLauder, Trustee Mary Jane DeLauder, Trustee 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 24 day of June, 2014.

Rachel L. Bentley  
 Notary Public  
 State of Florida  
 My Commission Expires: July 25, 2016  
 (Affix Seal) Rachel L. Bentley  
 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 \_\_\_\_\_ of \_\_\_\_\_, 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: \_\_\_\_\_ Notary Public  
 (Affix Seal) 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 \_\_\_\_\_

Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_ Notary Public  
 (Affix Seal) Notary's Printed or Typed Name

EXHIBIT "A"

BEING all of Unit 68, Lot 24 of Qualla Village and described on the plat as Unit 68, Lot 24 of Connetsee Falls Development as shown on a plat of a survey recorded in Plat File 9, Slide 786, Records of Plats for Transylvania County, North Carolina and also renamed as Building 12a as shown on Plat File 10, Slide 1036, Transylvania County Registry.

Subject to the Covenants for Connetsee Falls Development, as recorded in Book 189, Page 443 of the Transylvania County Registry, as those covenants have been amended, restated and supplemented with respect to the Unit set forth above. The conveyance is made pursuant to and subject to the benefits and restrictions set forth in the Agreement between Qualla Village LLC and Connetsee Falls Property Owners Association, Inc. and recorded in Book 403, Page 361, Transylvania County Registry.

Subject to the Declaration of Covenants, Conditions and Restrictions for Qualla Village recorded in Book 424, Page 554, Transylvania County Registry and the Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Qualla Village recorded in Book 283, Page 403, Transylvania County Registry.

Subject to rights of entry for improvement and rights of way for roads and utilities of record.

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.

EXHIBIT "B"

The DELAUDER FAMILY REVOCABLE TRUST AGREEMENT, dated the March 8, 2007, among other provisions contains the following provisions:

The Declaration paragraph is as follows:

We, WILLIAM R. DELAUDER and MARY JANE DELAUDER, are creating this Trust. We will serve as the initial Trustees. This Trust, including any amendments hereto or restatements hereof, shall be called the "DeLauder Family Trust."

The Trustees are as follows:

WILLIAM R. DELAUDER and MARY JANE DELAUDER

ARTICLE VI GENERAL TRUST ADMINISTRATION

6.1 Powers of Trustee:

- (d) Real Property and Improvements. To purchase, sell, transfer, exchange or otherwise invest in real property (wherever located); to lease real property (wherever located) upon such terms and conditions as Trustee deems reasonable, without regard to the Trust's duration; to grant or purchase options on any real property or interests therein; to improve, subdivide, abandon or develop real property; to construct, alter or repair buildings or structures; to settle boundary lines; to grant easements and other rights; and to participate and join with others in dealing with real property; and

By execution of the deed, Grantor(s) and Trustee(s) certifies that the above information is a true and accurate representation of the trust provisions and that the trust has not been amended or revoked and is currently in existence.