

**2021003196**TRANSYLVANIA COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT X**\$1600.00**

PRESENTED &amp; RECORDED

04/23/2021 01:56:09 PM

CINDY M OWNBEY

REGISTER OF DEEDS

BY: BETH C LANDRETH

ASSISTANT

**BK: DOC 978****PG: 576 - 578****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$1600.00

Parcel Identifier No. 8583-22-6288-000 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 2021.

By: \_\_\_\_\_

Mail/Box to: McDuffy Law Firm, 317 Banner Farm Rd., Ste. A, Mills River, NC 28759This instrument was prepared by: Douglas R. Campen, The Neumann Law Firm, 9 Park Place West, Suite 102, Brevard, NC 28712 ***NO TITLE SEARCH PERFORMED (21-0445)***Brief description for the Index: 462 Cheula Rd., Brevard NC 28712

THIS DEED made April 22, 2021, by and between

GRANTOR	GRANTEE
Michael A Neal and wife Beverly G. Neal  3510 Fort Charles Drive Naples FL 34102	John M. Stelzner and Joan M. Stelzner  719 Boone Fidge Lane Boone NC 28607

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 Dunns Rock Township, Transylvania County, North Carolina and more particularly described as follows: All their right, title, and interest in the following described property:**SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE**

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The property hereinabove described was acquired by Grantor by instrument recorded in Document Book 393, page 31.

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:

Easements, restrictions and rights-of-way of record.

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

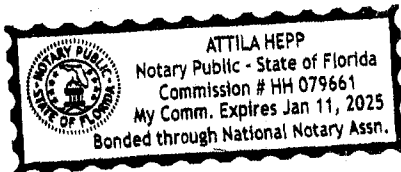
Michael A. Neal (SEAL)  
Michael A. Neal  
Beverly G. Neal (SEAL)  
Beverly G. Neal

STATE OF Florida  
COUNTY OF Collier

I, the undersigned Notary Public of the County and State aforesaid, certify that Michael A. Neal and Beverly G. Neal personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and official stamp or seal, this 16<sup>th</sup> day of April 2021.

Attila Hepp  
Notary Public  
Attila Hepp  
Printed Name of Notary Public

My Commission Expires:  
Jan 11, 2025



Prepared by Neumann Law Firm  
21-0445/MC

Exhibit A

**BEING** all of the 1.168 acre tract identified as Lot 28A Revised, Unit 22, of Connestee Falls Development as shown by a plat thereof recorded in Plat File 12, Slide 51, in the Records of Plats for Transylvania County, North Carolina.

Subject to the Declaration of Restrictive Covenants as recorded in Deed Book 189, page 443, Transylvania County Registry, as amended by Amendment to the Declaration of Restrictive Covenants recorded in Deed Book 190, page 437, Transylvania County Registry, and all other valid amendments thereto, including the revised, amended and restated Declaration recorded in Deed Book 289, page 107, Transylvania County Registry, as amended by Amendment to the Declaration of Restrictive Covenants recorded in Deed Book 230, page 340, Transylvania County Registry and the Second Restatement of Declaration of Restrictive Covenants for Connestee Falls and recorded in Deed Book 413, Page 30, Records of Deeds for Transylvania County, and by supplemental Declaration of Restrictive Covenants of record in 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 appear of record.

McDuffy Law Firm 21-507