


2006003401


 TRANSYLVANIA CO, NC FEE \$20.00  
 STATE OF NC REAL ESTATE EXTX  
**\$490.00**  
 PRESENTED & RECORDED:  
 04-21-2006 02:29:59 PM  
 CINDY M OWNBEY  
 REGISTER OF DEEDS  
 BY: TERESA D MORTON  
 DEPUTY REGISTER OF DEEDS  
**BK: DOC 345**  
**PG: 116-118**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 490.00

Parcel Identifier No. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the 21 day of April, 2006  
By: \_\_\_\_\_ *pmw*

Mail/Box to: Brian P. Philips, P.A., 520 Country Club Road, P.O. Box 432, Brevard, NC 28712

This instrument was prepared by: Brian P. Philips, P.A., 520 Country Club Road, P.O. Box 432, Brevard, NC 28712

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 21st day of April, 2006, by and between

GRANTOR	GRANTEE
Qualla Village, LLC	Bertha M. Dodman unmarried 532 Qualla Circle Brevard, NC 28712

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" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

The property hereinabove described was acquired by Grantor by instrument recorded in Book \_\_\_\_\_ page \_\_\_\_\_.

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

NC Bar Association Form No. L-3 © 1976, Revised © 1977, 2002

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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.

Qualla Village, LLC (Entity Name) (SEAL)

By: [Signature] (SEAL) Title: Member/Manager

By: (SEAL) Title:

By: (SEAL) Title:

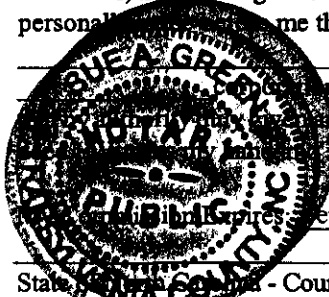
State of North Carolina - County of

I, the undersigned Notary Public of the County and State aforesaid, certify that 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 day of , 20.

My Commission Expires: Notary Public

State of North Carolina - County of Transylvania

I, the undersigned Notary Public of the County and State aforesaid, certify that Mark D. Latell personally appeared before me this day and acknowledged that he is the Member/Manager of Qualla Village, LLC, a North Carolina or limited liability company/general partnership/limited partnership (strike through the inapplicable), and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and Notarial stamp or seal, this 21st day of April, 2006



[Signature] Notary Public Sue A. Green

State of North Carolina - County of

I, the undersigned Notary Public of the County and State aforesaid, certify that

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

My Commission Expires: Notary Public

The foregoing Certificate(s) of 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.

Register of Deeds for County By: Deputy/Assistant - Register of Deeds

EXHIBIT "A"

BEING all of Lot No. 60 of Unit 68, of Qualla Village at Connestee Falls Subdivision as shown by Plat entitled "Subdivision Plat and Final Survey Unit 68, Lots 60 & 61 prepared for Qualla Village, LLC", thereof, dated April 8, 2006 and recorded in Plat File 11, Slide 711, records of plats in the office of the Register of Deeds for Transylvania County, North Carolina.

Subject to the privileges and mutual and beneficial restrictions, covenants, equitable servitudes and charges set forth in the Third Restatement of Declaration of Restrictive Covenants for Connestee Falls recorded in Book 421, Page 161, 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 the Declaration of Covenants, Conditions and Restrictions for Qualla Village recorded in Book 424, Page 554, Transylvania County Registry.

Subject to the 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.

This is a confirmation deed pursuant to the deed recorded in Book 299, Page 98-100, Transylvania County Registry, stating there would be a confirmation deed recorded upon completion of the final survey.