

**2022000429**TRANSYLVANIA COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT X**\$1300.00**

PRESENTED &amp; RECORDED

01/20/2022 04:45:07 PM

**CINDY M OWNBEY**

REGISTER OF DEEDS

BY: BETH C LANDRETH

ASSISTANT

**BK: DOC 1020****PG: 353 - 355****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$1,300.00

Return after recording to: Neumann Law Firm, PLLC, 9 Park Place West, #102, Brevard, NC 28712

This Deed was prepared by: Richard B. Daniel, PLLC

Brief description for the Index: LT 152A Unit 26, Connestee Falls Development

This property does not include the primary residence of Grantor

PIN# 8592-06-7280-000

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This DEED is made this 19<sup>th</sup> day of January, 2022, by and between:

**GRANTOR: DAVID K. MCMANNAMY and DONNA PARDUE-MCMANNAMY, Married to Each other**

Grantor's Address: 2104 Caneview Court, Kannapolis, NC 28083

**GRANTEE: RYAN L. SMITH and KAREN B. SMITH, Married to Each Other**

Grantee's Address: 3114 West El Prado Boulevard, Tampa, FL 33629

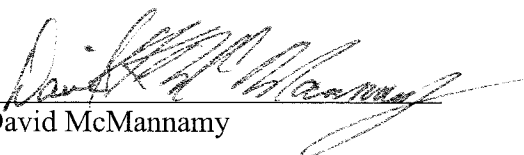
The designation Grantor and Grantee in this Deed shall include the parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

The Grantor, for a valuable consideration paid by the Grantee (the receipt of which is acknowledged), grants, bargains, sells and conveys to the Grantee in fee simple, all of the lot or parcel of land located in Dunns Rock Township, Transylvania County, North Carolina, and as is described in the attached Exhibit A. This is all of the same property acquired by Grantor by Deed recorded in Document Book 441, Page 824, Transylvania County Registry. This conveyance is made subject to easements and rights of way of record, to any covenants of record, and to real property taxes for the current year.

THIS CONVEYANCE IS MADE FOR THE GRANTEE TO HAVE AND TO HOLD the Property and all privileges and appurtenances belonging to the Property in fee simple.


The Grantor covenants with the Grantee that Grantor is seized of the Property 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, subject only to the stated exceptions.

Grantor is signing this Deed as of the date specified above.

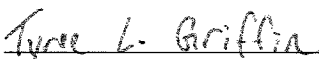
  
David McMannamy

  
Donna Pardue-McMannamy

STATE OF NORTH CAROLINA  
COUNTY OF TRANSYLVANIA

I, , Notary Public, do hereby certify that David McMannamy and Donna Pardue-McMannamy personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 19<sup>th</sup> day of January, 2022.

  
Printed or typed name of Notary

My Commission Expires: Dec. 7, 2025



**EXHIBIT "A"**

BEING all of Lot 152A, Unit 26, of Connestee Falls Development as shown by a plat thereof recorded in Plat File 22, Slide 25, Records of Plats for Transylvania County, North Carolina, reference to which is made for a more complete description of the property being conveyed.

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 Document Book 779, Page 314, Transylvania County Registry, 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 and utilities which may presently traverse the property and which may presently appear of record, and to any rights of entry appearing of record.

Also subject to the restriction that the above described property cannot be separated or subdivided for resale, devise or gifting.

Tax Parcel Number: 8592-06-7280-000

Property Address: 75 Nodatsi Court, Brevard, NC 28712

**2022003607**TRANSYLVANIA COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXTX**\$114.00**

PRESENTED &amp; RECORDED

06/02/2022 04:51:23 PM

**BETH C LANDRETH**

REGISTER OF DEEDS

BY: DELIA MCCALL

DEPUTY REGISTER OF DEEDS

**BK: DOC 1039****PG: 796 - 798****NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: \$114.00Parcel Identifier No. 8592-06-5048-000 & 8592-06-6123-000 Verified by \_\_\_\_\_ County on the \_\_\_\_ day  
of \_\_\_\_\_, 2022By: \_\_\_\_\_Mail/Box to: Neumann Law Firm, PLLC, 9 Park Place West, #102, Brevard, NC 28712This instrument was prepared by: Richard B. Daniel, Ramsey, Pratt & Camenzind P.A. (No title search performed by  
preparer)Brief description for the Index: Lots 154 & 155, Unit 26, Connetsee FallsTHIS DEED made this 20th day of May, 2022, by and between

GRANTOR	GRANTEE
TOMPKINS CHARTER HOLDINGS, LLC, a New Jersey Limited Liability Company	RYAN L. SMITH and KAREN BOWER SMITH, Married to Each Other
954 Pines Terrace Franklin Lakes, NJ 07417	3114 West El Prado Boulevard Tampa, FL 33629

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 n/a, Dunns Rock Township, Transylvania County, North Carolina and more particularly described as follows:

BEING ALL OF THE SAME LAND DESCRIBED ON THE PAGE WHICH IS ATTACHED HERETO, DESIGNATED AS EXHIBIT "A" AND INCORPORATED HEREIN BY REFERENCE.

All or a portion of the property herein conveyed \_\_\_ does or X does not include the primary residence of a Grantor.

submitted electronically by "The Neumann Law Firm"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Transylvania County Register of Deeds.

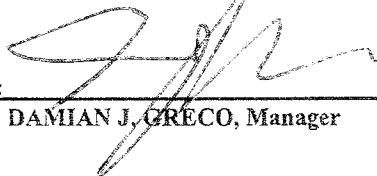
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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:

- Exceptions and reservations contained in this deed and/or in instruments referenced herein.
- Easements and rights of way for public and private roads and utilities, of public record.
- Lien of ad valorem taxes for the current year and subsequent years, not yet due and payable.

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


TOMPKINS CHARTER HOLDINGS, LLC,  
a New Jersey limited liability company

By:  (SEAL)  
DAMIAN J. GRECO, Manager

Florida  
STATE OF NEW JERSEY  
COUNTY OF Manatee

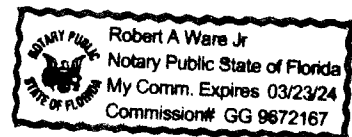
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: DAMIAN J. GRECO

WITNESS my hand and Notarial Seal, this the 31 day of May, 2022.

  
Signature of Notary

Robert A Ware Jr  
Printed or typed name of Notary Public

My commission expires: March 23rd 2024



**EXHIBIT "A"**  
**Property Description**

Being all of Lots 154 and 155 of Unit 26 of Connetsee Falls Development as shown by Plat thereof, recorded in Plat Book 5, Pages 28-28H, Records of Plats for Transylvania County, North Carolina, with a more recent survey of the properties having been recorded in Plat File 21, Slide 233, 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 Connetsee Falls recorded in Document Book 779, Page 314, Transylvania County Registry, 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 and utilities which may presently traverse the property and which may presently appear of record.

Subject to the right of entry contained in Deed Book 246, Page 599, and Deed Book 253, Page 322, Transylvania County Registry.

This is all of the same property acquired by Grantor by deeds recorded in Document Book 981, Page 508, and Document Book 981, Page 511, Transylvania County Registry.