



Filed for registration on the 8 day of Oct  
1992 at 4:15 o'clock P. M. and registered and  
verified on the 8 day of Oct 1992  
in Book No. 356 of page 181  
Wini Edwards  
Register of Deeds, Transylvania County

Excise Tax

\$80.00

Recording Time, Book and Page

000356

181

Tax Lot No. \_\_\_\_\_ Parcel Identifier No. \_\_\_\_\_  
Verified by \_\_\_\_\_ County on the 08 day of October, 1992  
by \_\_\_\_\_ ds

Mail after recording to HUNT & NEUMANN  
P.O. Drawer 1175, Brevard, North Carolina 28712  
This instrument was prepared by David C. Neumann  
Brief description for the Index

### NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 23rd day of September, 1992, by and between

GRANTOR

GRANTEE

LOWELL E. RUBY and wife,  
JANEY W. RUBY

ROBERT L. PROPST and wife,  
BETTY A. PROPST

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 City of \_\_\_\_\_, Dunns Rock Township, Transylvania County, North Carolina and more particularly described as follows:

BEING all of Lot 93 of Unit 12, of Connestee Falls Development as shown by a plat thereof recorded in Plat Book 5, Pages 13-13C, 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 320, Page 389, Transylvania County Registry and by supplemental Declarations of Restrictive Covenants of record in Transylvania County Registry.

Subject to a right-of-entry as set out in Deed Book 247, Page 873, 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 traverse the property and to all rights-of-way for public utilities which may presently appear of record.

000356

182

The property hereinabove described was acquired by Grantor by instrument recorded in .....  
Deed Book 286, page 582, Transylvania County Registry

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

*Lowell E. Ruby* ..... (SEAL)  
Lowell E. Ruby

*Janey W. Ruby* ..... (SEAL)  
Janey W. Ruby

..... (SEAL)

..... (SEAL)



FLORIDA *Brevard* County.

Use Black Ink

I, a Notary Public of the County and State aforesaid, certify that LOWELL E. RUBY and wife,  
JANEY W. RUBY Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my

hand and official stamp or seal, this 28th day of SEPT, 1992

NOTARY PUBLIC, STATE OF FLORIDA.  
MY COMMISSION EXPIRES: JAN. 24, 1994.  
My commission expires: Jan 24, 1994 *Linda B. Lord* Notary Public

SEAL-STAMP

NORTH CAROLINA, ..... County.

Use Black Ink

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 *Linda B. Lord*

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.

*Ursula Edwards* REGISTER OF DEEDS FOR *Transylvania* COUNTY

By ..... Deputy/Assistant - Register of Deeds