

2018000894

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

\$316.00

PRESENTED & RECORDED

02/22/2018 03:09:40 PM

CINDY M OWNBEY

REGISTER OF DEEDS

BY: BETH C LANDRETH

ASSISTANT

BK: DOC 833

PG: 773 - 775

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$316.00

Return after recording to: The Staton Law Firm

Brief description for the Index: Lot 28, Unit 12, Connestee Falls

This Deed was prepared by: Donald E. Jordan, Attorney at Law

This property does not include the primary residence of Grantor

This DEED is made this 19th day of February, 2018, by and between:

GRANTOR: **JENNIFER A. WATERS and
NICOLE M. WATERS,
a lawfully married couple**
Grantor's Address: 3913 Davis Drive, Charlotte, NC 28270

GRANTEE: **BRIAN SHAW and
KELLY A. WINGET,
Husband and Wife**
Grantee's Address: 218 Uswegi Court, Brevard, NC 28712

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.

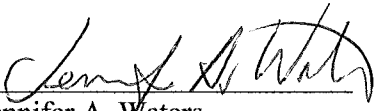
The Grantor, for a valuable consideration paid by the Grantee (the receipt of which is acknowledged) grants, bargains, sells and conveys to the Grantee in fee simple, all of the lot or parcel of land located in Dunns Rock Township, Transylvania County, North Carolina, described in the attached Exhibit "A." This is all of the property acquired by Grantor by Deed recorded in Document Book 739, Page 70, 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.

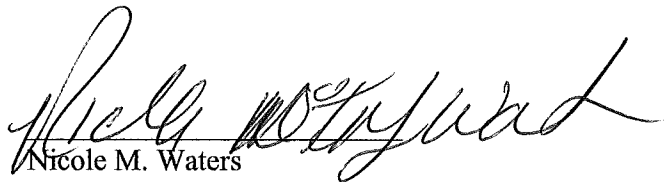
Submitted electronically by "Staton Law P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Transylvania County Register of Deeds.

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.


Jennifer A. Waters

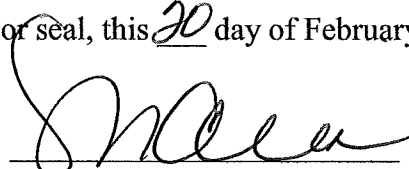

Nicole M. Waters

STATE OF NORTH CAROLINA
COUNTY OF Mecklenburg

I, Michelle Nemanich, a Notary Public of the specified County and State, certify that Jennifer A. Waters and Nicole M. Waters personally appeared before me this day and acknowledged the voluntary execution of this Deed.

Witness my signature and official stamp or seal, this 30 day of February, 2018.

My commission expires: 06/08/2022


Notary Public

[Notary Stamp or Seal Here]

Michelle Nemanich
NOTARY PUBLIC
Union County, NC
My Commission Expires June 8, 2022

EXHIBIT "A"

All of Lot Number 28, Unit 12, of Connestee Falls Development as shown by the Plat recorded in Plat Book 5, Pages 13-13C, Records of Plats for Transylvania County, North Carolina, and as is shown on the Survey recorded in Plat File 16, Slide 511, Transylvania County Registry.

This conveyance is made subject to the Declaration of Restrictive Covenants by Connestee Falls Development Corporation, as originally recorded in Deed Book 189, Page 443 of the Transylvania County Registry, and as the Covenants have since been supplemented, amended, and restated, including the Fourth Restatement recorded in Document Book 512, Page 224.

Subject to a right-of-entry for improvements, and to rights-of-way for roads and utilities in place or of record.