

**2022001220**

TRANSYLVANIA COUNTY NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED

02/25/2022 09:48:25 AM

**CINDY M OWNBEY**

REGISTER OF DEEDS

BY: BETH C LANDRETH

ASSISTANT

**BK: DOC 1025**

**PG: 304 - 307**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$0.00

Parcel Identifier No. 8582-85-5611-000 & 8582-85-5552-000 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

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

Mail/Box to: Neumann Law Firm, PLLC 9 Park Place West Suite 102, Brevard, NC 28712 **NO TITLE SEARCH PERFORMED**

This instrument was prepared by: Douglas R. Campen 9 Park Place West Suite 102, Brevard, NC 28712 **NO TITLE SEARCH PERFORMED**

Brief description for the Index: U09 L179 VDALI CT& U27 L038 UDALI CT

THIS DEED made December 30, 2021, by and between

GRANTOR	GRANTEE
<p style="text-align: center;"><b>Timothy Carrico and wife Alexis Carrico 42 Sowell Street Mount Pleasant, SC 29464</b></p> <p><b>Connestee Falls Property Owners Association, Inc.</b></p>	<p style="text-align: center;"><b>Timothy Carrico and wife Alexis Carrico</b></p> <p style="text-align: center;"><b>42 Sowell Street Mount Pleasant, SC 29464</b></p>

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.

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 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**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 850 Page 681 Book 1007, page 844.

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.

Timothy Carrico (SEAL)  
Timothy Carrico

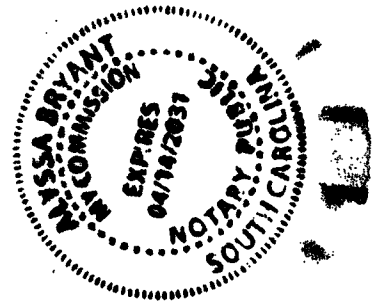
Alexis Carrico (SEAL)  
Alexis Carrico

STATE OF South Carolina  
COUNTY OF Charleston

I, the undersigned Notary Public of the County and State aforesaid, certify that Timothy Carrico & Alexis Carrico 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 14<sup>th</sup> day of February 2022

Alyssa Bryant  
Notary Public

My Commission Expires: 4/14/2031

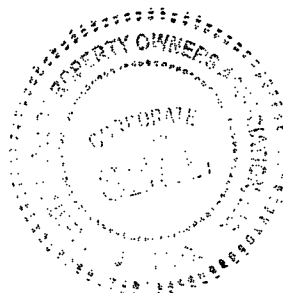


\_\_\_\_\_  
Printed Name of Notary Public  
Connestee Falls Property Owners Association, Inc.

\_\_\_\_\_  
(SEAL)  
Jim Whitmore. General Manager/COO

Connestee Falls Property Owners Association, Inc.

Sharon M Jenkins (SEAL)  
Sharon M. Jenkins, Administrative Manager



STATE OF NORTH CAROLINA  
COUNTY OF TRANSYLVANIA

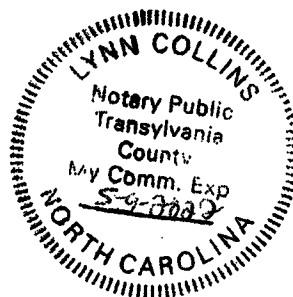
I, Lynn Collins, the undersigned Notary Public of the County and State aforesaid, certify that Sharon M Jenkins, Administrative Manager of Connestee Falls Property Owners Association, Inc., personally appeared before me this day and acknowledged that she is Administrative Manager of Connestee Falls Property Owners Association, Inc., and as Administrative Manager is duly authorized to execute the foregoing instrument on behalf of the company.

Witness my hand and seal this 5th day of January 2022.

Lynn Collins  
Notary Public

My Commission Expires:

5-9-2022



**EXHIBIT "A"**

**BEING all of Lot 38A, Revised Unit 9 of Connestee Falls Development as shown on a plat thereof recorded in Plat File 22, Slide 55, Transylvania County Registry and being the combination of Lot 38, Unit 9 and Lot 179, Unit 9 of Connestee Falls Development as shown on Plat Book 5, Pages 29-29C & Plat Book 4, pages 76-76B, Records of Plat 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 Connestee Falls recorded in Document Book 779 page 314 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 right of entry as set out in Deed Book 211, Page 590, 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.**

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

**The Connestee Falls Property Owners Association, Inc. is joining in the execution of the deed for the purpose of consenting to the combination of the above-described lots.**