

**2019004508**

TRANSYLVANIA CO, NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

\$450.00

PRESENTED & RECORDED:

09-06-2019 11:00:20 AM

CINDY M OWNBEY

REGISTER OF DEEDS

BY: KARIN SMITH

DEPUTY REGISTER OF DEEDS

BK: DOC 892**PG: 117-119****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$450.00

Return after recording to: Brian P. Philips

Brief description for the Index: Lot 87A, Unit 1, Conneestee Falls

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

This property does not include the primary residence of Grantor

U September 6, 2019

This DEED is made this 5th day of September, 2019, by and between:GRANTOR: **MARY L. JEFFCOAT, unmarried**
Grantor's Address: #3 Trafalgar Court, Columbia, SC 29209GRANTEE: **LORI ANN NIELSEN, unmarried**
Grantee's Address: 159 Kanasdatsi Dive, 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 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 710, Page 785, 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.

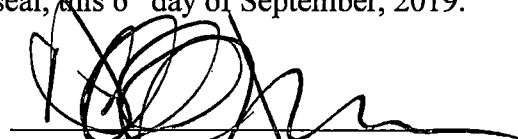

Mary L. Jeffcoat

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, Donald E. Jordan, a Notary Public of the specified County and State, certify that Mary L. Jeffcoat personally appeared before me this day and acknowledged the voluntary execution of this Deed.

Witness my signature and official stamp or seal, this 6th day of September, 2019.

My commission expires: August 30, 2024


Notary Public

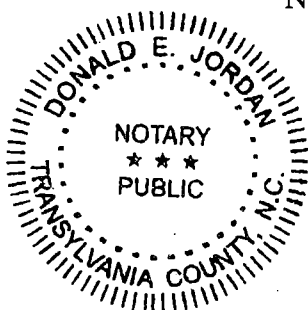


EXHIBIT "A"

All of Lot Number 87A, Unit 1, of Connestee Falls Development as shown by the Plat recorded in Plat File 16, Slide 252, Records of Plats for Transylvania County, North Carolina.

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 Fifth Restatement recorded in Document Book 779, Page 314, Transylvania Count Registry.

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

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