

2022003530TRANSYLVANIA COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT X**\$1490.00**

PRESENTED & RECORDED

05/31/2022 01:30:14 PM

BETH C LANDRETH

REGISTER OF DEEDS

BY: BETH C LANDRETH

REGISTER

BK: DOC 1039**PG: 189 - 191****NORTH CAROLINA GENERAL WARRANTY DEED****Excise Tax: \$1,490.00**Parcel Identifier No. 8582-67-6339 Verified by _____ County on the ____ day of _____, 20____
By: _____Mail/Box to: Staton Law Firm, 112 North Washington Street, Hendersonville, NC 28739This instrument was prepared by: Richard B. Daniel, Ramsey, Pratt & Camenzind P.A. (No title search performed by preparer)Brief description for the Index: Lot 3A, Unit 9, Conneestee FallsTHIS DEED made this 17 day of May, 2022, by and between

GRANTOR	GRANTEE
STUART B. ERSKINE and PATRICIA A. ERSKINE, Married to Each Other 7865 Promontory Drive Alexandria, KY 41001	WALTER J. HOLLANDER, Trustee of the WALTER J. HOLLANDER REVOCABLE LIVING TRUST 2630 Bowden Lane Hendersonville, NC 28792

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 X does or ___ does not include the primary residence of a Grantor.

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.

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.

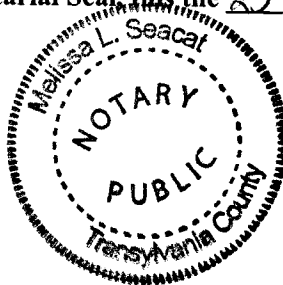
Stuart B. Erskine (SEAL)
 STUART B. ERSKINE

Patricia A. Erskine (SEAL)
 PATRICIA A. ERSKINE

STATE OF NORTH CAROLINA
 COUNTY OF TRANSYLVANIA

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: STUART B. ERSKINE and PATRICIA A. ERSKINE

WITNESS my hand and Notarial Seal, this the 25 day of May, 2022.



Melissa L. Seacat
 Signature of Notary

Melissa L. Seacat
 Printed or typed name of Notary Public

My commission expires: 5/28/2024

EXHIBIT "A" TO A DEED FROM ERSKINE TO HOLLANDER

Being all of the same land described in a deed from Stuart B. Erskine and wife, Patricia A. Erskine, and Connestee Falls Property Owners Association, Inc., to Stuart B. Erskine and wife, Patricia A. Erskine, dated May 26, 2009, and recorded in the office of the Register of Deeds for Transylvania County in Document Book 500, page 713, said land being more particularly described in said deed as follows:

Being all of Lot 3A of Unit 9, of Connestee Falls Development, as shown on a plat thereof recorded in Plat File 13, Slide 131, Records of Plats for Transylvania County, North Carolina.

This conveyance is made subject to all easements and other matters shown on the recorded plat hereinabove referred to and to the Fifth Restatement of Declaration of Covenants for Connestee Falls recorded in the office of the Register of Deeds for Transylvania County in Document Book 779, page 314, and all subsequent amendments and supplemental declarations thereto appearing of record in the office of the Register of Deeds for Transylvania County.

Subject to a right-of-entry as recorded in the office of the Register of Deeds for Transylvania County in Deed Book 233, page 687 and Deed Book 230, page 323.

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