



**2021004913**

TRANSYLVANIA CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXTX

**\$877.00**

PRESENTED & RECORDED:

06-30-2021 09:21:29 AM

CINDY M OWNBEY  
REGISTER OF DEEDS

BY: BETH C LANDRETH  
ASSISTANT

**BK: DOC 989**

**PG: 156-159**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$877.00

Return after recording to: Donald E. Jordan

Brief description for the Index: Unit 68, Lot 65, Bldg 32B, Qualla Village, Connestee Falls

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

This property does not include the primary residence of Grantor

*DM 6/30/21*

This DEED is made this 22<sup>nd</sup> day of June, 2021, by and between:

GRANTOR: **NANCY L. HERTER, Trustee of the  
Nancy L. Herter Revocable Trust  
u/a/d March 13, 2001  
(see Exhibit B for Trust Certification)**

Grantor's Address: 4 Oak Brook Club Drive, G205, Oak Brook IL 60523

GRANTEE: **AUBREY D. ALDY, II and  
ROSLYN ALDY,  
Husband and Wife**

Grantee's Address: 477 Qualla Circle, 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 Dunn's Rock 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 744, Page 48, 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.

*Nancy L. Herter Trustee*

Nancy L. Herter, Trustee of the  
Nancy L. Herter Revocable Trust  
u/a/d March 13, 2001

STATE OF ILLINOIS  
COUNTY OF DUPAGE

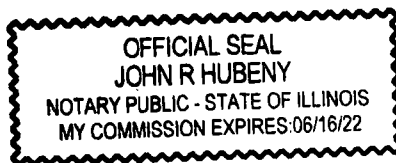
I, John R. Hubeny, a Notary Public of the specified County and State, certify that Nancy L. Herter, as Trustee of the Nancy L. Herter Revocable Trust u/a/d March 13, 2001, personally appeared before me this day and acknowledged the voluntary execution of this Deed.

Witness my signature and official stamp or seal, this 28 day of June, 2021.

My commission expires: 6-16-22

*John R. Hubeny*  
Notary Public

[NOTARY STAMP/SEAL HERE]



**EXHIBIT A - LEGAL DESCRIPTION**

All of Unit 68, Lot 65, Building 32B of Qualla Village at Connestee Falls, as shown on Plat File 11, Slide 641, 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 County Registry.

This conveyance is made pursuant to and subject to the benefits and restrictions set forth in the Agreement between Qualla Village LLC and Connestee Falls Property Owners Association, Inc. recorded in Deed Book 403, Page 361, Transylvania County Registry.

Further subject to the Declaration of Covenants, Conditions and Restrictions for Qualla Village recorded in Deed Book 424, Page 554, Transylvania County Registry and the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Qualla Village recorded in Document Book 283, Page 403, Transylvania County Registry.

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

Together with a non-exclusive right-of-way over and across all of the roads in Qualla Village and Connestee Falls for purposes of ingress, egress and regress.

**EXHIBIT B - TRUST CERTIFICATION**

Pursuant to NCGS §36C-10-1013 and related Trust laws, Grantor makes the following certifications with respect to the Nancy L. Herter Revocable Trust u/a/d March 13, 2001:

1. The Trust has not been revoked or modified in any way which would make these certifications incorrect, and it remains in full force and effect.
2. Nancy L. Herter is the Settlor of the Trust and is acting as the sole Trustee. The Trust can be amended or revoked at any time by the Settlor.
3. The Trust provides the Trustee with the power to sell and convey the real property conveyed by this Deed.
4. The taxpayer identification number for the Trust will be made available to appropriate parties upon request.

*Nancy L. Herter Trustee*  
 Nancy L. Herter, Trustee of the  
 Nancy L. Herter Revocable Trust  
 u/a/d March 13, 2001

STATE OF ILLINOIS  
 COUNTY OF DUPAGE

I, JOHN R. HUBENY, a Notary Public of the specified County and State, certify that Nancy L. Herter, as Trustee of the Nancy L. Herter Revocable Trust u/a/d March 13, 2001, personally appeared before me this day and, after being duly sworn, swore or affirmed that the contents of the foregoing are true and correct.

Witness my signature and official stamp or seal, this 28 day of June, 2021.

My commission expires: 6-16-22

*John R. Hubeny*  
 Notary Public

[NOTARY STAMP/SEAL HERE]

