

Filed for registration on the 26 day of June
 1997 at 2:00 o'clock P. M. and registered and
 verified on the 26 day of June 1997
 in Book No: 412 of page 83
Jack O. Edwards
 Register of Deeds, Transylvania County
By: Jean M. [Signature]
Secretary

000418 000023
 Recording Time, Book and Page

Excise Tax - 0-

Tax Lot No. _____ Parcel Identifier No. _____
 Verified by _____ County on the 26 day of June, 1997
 by _____ DW

Mail after recording to David C. Neumann
46 E. Main Street, Brevard, NC 28712

This instrument was prepared by David C. Neumann, Attorney at Law, N-96-395, LC

Brief description for the Index Unit 16, Lot 28A, Conestee Falls

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 5th day of June, 1997, by and between

GRANTOR	GRANTEE
JOSEPH S. LAVISKY and wife, DOROTHY H. LAVISKY and CONESTEE FALLS PROPERTY OWNERS ASSOCIATION, INC.	JOSEPH S. LAVISKY and wife, DOROTHY H. LAVISKY 3310 Monroe Street Columbia, SC 29205

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 or parcel of land situated in the City of _____, Durms Rock Township, Transylvania County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

000418 000024

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 411 Page 413 Transylvania County Registry.

A map showing the above described property is recorded in Plat Book page 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.

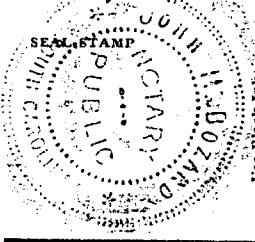
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

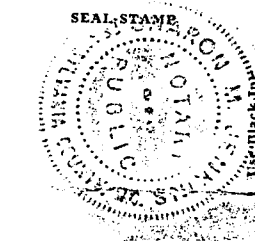
CONNESIE FALLS PROPERTY OWNERS ASSOCIATION, INC. (Corporate Name) By: [Signature] President ATTEST: [Signature] Secretary (Corporate Seal)

USE BLACK INK ONLY

[Signature] JOSEPH S. LAVISKY (SEAL) [Signature] DOROTHY H. LAVISKY (SEAL)



South Carolina XXXXXXXXXXXX Richland County. I, DOROTHY H. LAVISKY, a Notary Public of the County and State aforesaid, certify that JOSEPH S. LAVISKY and wife, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 20 day of June, 1997. My commission expires: My Commission Expires August 21, 2000 [Signature] Notary Public



NORTH CAROLINA, Transylvania County. I, a Notary Public of the County and State aforesaid, certify that [Signature] Secretary of CONNESIE FALLS PROPERTY OWNERS ASSOCIATION, INC., North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by [Signature] as its Assistant Secretary. Witness my hand and official stamp or seal, this 16th day of June, 1997. My commission expires: 11-23-97 [Signature] Notary Public

The foregoing Certificate(s) of [Signature] is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof. Vickie L. Edwards REGISTER OF DEEDS FOR Transylvania COUNTY By: [Signature] Deputy/Assistant - Register of Deeds

Exhibit "A"

BEING all of Lot 28A of Unit 16, Of Connestee Falls Development as shown by a plat thereof recorded in Plat File 7, Slide 193, Records of Plats for Transylvania County, North Carolina and being the combination of Lot(s) 28 & 29 of Unit 16, of Connestee Falls Development as shown by a plat thereof recorded in Plat Book 1, Page 29-29A, Records of Plats for Transylvania County, North Carolina.

Subject to restrictive covenants recorded in Book 189, page 443, Records of Deeds for Transylvania County, North Carolina, as amended in Book 190, page 437, Records of Deeds for Transylvania County, North Carolina and all other valid amendments thereto, including the revised, amended and restated Declaration recorded in Deed Book 289, page 107, Transylvania County Registry, as amended by Amendment to the Declaration of Restrictive Covenants recorded in Deed Book 320, page 389, Transylvania County Registry and the Second Restatement of Declaration of Restrictive Covenants for Connestee Falls and recorded in Deed Book 413, Page 30, Records of Deeds for Transylvania County and by supplemental Declarations of Restrictive Covenants of record in the Transylvania County Registry.

Subject to a right-of-entry as set out in Deed Book 234, Page 568, Transylvania County Registry and Subject to a right-entry as set out in Deed Book 237, Page 302, Transylvania County Registry.

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

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.

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