

2020007028

TRANSYLVANIA COUNTY NC FEE \$26.00

STATE OF NC REAL ESTATE EXTX

\$570.00

PRESENTED & RECORDED

11/10/2020 04:54:44 PM

CINDY M OWNBEY

REGISTER OF DEEDS

BY: D REE MCCALL

DEPUTY REGISTER OF DEEDS

BK: DOC 949

PG: 662 - 664

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 570.00

Parcel Identifier No. 8593-00-0825-000 Verified by _____ County on the ____ day of _____, 20__
By: _____

Mail/Box to: The Neumann Law Firm, PLLC, 9 Park Place West Ste. 102, Brevard, NC 28712

This instrument was prepared by: Brian P. Philips, PA, 30 N. Country Club Road, Brevard, NC 28712

Brief description for the Index: _____

THIS DEED made this 29th day of October, 2020, by and between

GRANTOR

GRANTEE

Luis Valdes and wife,
Josefina M. Valdes
27475 Huron Circle #146
Novi, MI 48377

Sue E. Bransky
507 Whispering Willow Lane
Solon, IA 53233

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, parcel of land or condominium unit situated in the City of _____, Dunns Rock Township, Transylvania County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

The property hereinabove described was acquired by Grantor by instrument recorded in Book 447 page 609.

All or a portion of the property herein conveyed ___ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 5 page 6-6B.

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.

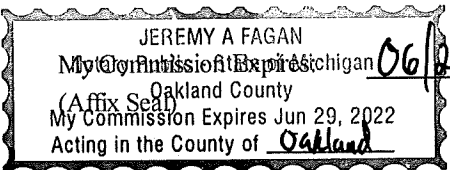
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Luis Valdes (SEAL)
 Print/Type Name: Luis Valdes

Josefina M. Valdes (SEAL)
 Print/Type Name: Josefina M. Valdes

State of Michigan County or City of Oakland
 I, the undersigned Notary Public of the Oakland County or City of Oakland and State aforesaid, certify that Luis Valdes personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 30th day of October, 2020.



Jeremy A. Fagan
 Notary Public
 Notary's Printed or Typed Name: Jeremy A. Fagan

State of Michigan County or City of Oakland
 I, the undersigned Notary Public of the Oakland County or City of Oakland and State aforesaid, certify that Josefina M. Valdes personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 30th day of October, 2020.

My Commission Expires: 06/29/2020
 (Affix Seal)

Jeremy A. Fagan
 Notary Public
 Notary's Printed or Typed Name: Jeremy A. Fagan

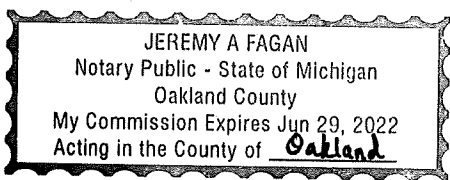


EXHIBIT "A"

BEING all of Lot No. 89, of Unit 19, of Connestee Falls Development as shown on a Plat of a survey recorded in Plat Book 5, Pages 6-6B, Records of Plats 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 Book 779, Page 314, and by all subsequent amendments and supplemental declarations thereto appearing of record in the office of the Register of Deeds for Transylvania County.

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.

Less and excepting the triangle piece of property more particularly described in Book 447, Page 609, Transylvania County Registry.

Being all of the property more particularly described in Document Book 447, Page 609, Transylvania County Registry.