

2010003096
 TRANSYLVANIA CO, NC FEE \$28.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED:
 06-21-2010 03:25:50 PM
 CINDY M OWNBEY
REGISTER OF DEEDS
 BY: BETH C LANDRETH
ASSISTANT
 BK: DOC 540
 PG: 795-798

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 0
 Parcel Identifier No. _____ Verified by _____ County on the 21st day of June, 2010
 By: _____ *jam*

Mail/Box to: Neumann & Associates Law Firm, PLLC, 41 East Main Street, Brevard, NC 28712
 This instrument was prepared by: Neumann & Associates Law Firm, PLLC 10-238
 Brief description for the Index: Unit 7, Lots 138, 121 and 122

THIS DEED made this 7th day of June, 2010, by and between

GRANTOR	GRANTEE
Lois E. Fryer, widow, by and through Her Attorney-in-Fact, David C. Neumann 41 East Main Street Brevard, NC 28712	Carol Sue Swanson and husband Claude Blakely Swanson 800 Stonewall Jackson Trail Martinsville, VA 24112

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 _____, Dunns Rock Township, Transylvania County, North Carolina and more particularly described as follows:

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

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

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

A map showing the above described property is recorded in Plat File __, Slide __.

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:

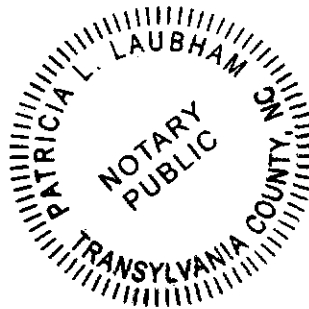
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

David C. Neumann (SEAL)
Lois E. Fryer, by and through her Attorney-in Fact, David C. Neumann

STATE OF NORTH CAROLINA,
COUNTY OF TRANSYLVANIA

I, PATRICIA L. LAUBHAM, the undersigned Notary Public for said County and State, certify that David C. Neumann, Attorney-in-Fact for Lois E. Fryer, personally appeared before me this 17th day of June, 2010, and by me being sworn, says that she/he executed the foregoing and annexed instrument for and in behalf of the said Lois E. Fryer and that her/his authority to execute and acknowledge said instrument is contained in an instrument duly executed and recorded in Book 217, Page 62 Transylvania County Registry on the 12th day of February, 2004 and this instrument was executed under and by virtue of the authority given by said instrument granting her/him power-of-attorney. I do further certify that the said David C. Neumann acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expresses for and in behalf of the said Lois E.

Patricia L. Laubham
Notary Public,
PATRICIA L. LAUBHAM
Typed or Printed Notary Public
My commission expires: March 7, 2011



Prepared by: Neumann & Associates Law Firm, PLLC
David C. Neumann 10-238

EXHIBIT "A"

TRACT I

BEING all of Lot 138, Unit 7, of Connestee Falls Development as shown by a plat thereof recorded in Plat Book 4, Pages 73-73B, 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 Fourth Restatement of Declaration of Restrictive Covenants for Connestee Falls recorded in Document Book 512, page 224, Records of Deeds for Transylvania County, North Carolina and by all subsequent amendments and supplemental declarations thereto appearing of record in the office of the Register of Deeds for Transylvania County.

Subject to the right-of-entry as set out in Deed Book 249, page 614, Transylvania County Registry.

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.

TRACT II

BEING all of Lot 121, Unit 7, of Connestee Falls Development as shown by a plat thereof recorded in Plat Book 4, Pages 73-73B, 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 Fourth Restatement of Declaration of Restrictive Covenants for Connestee Falls recorded in Document Book 512, page 224, Records of Deeds for Transylvania County, North Carolina and by all subsequent amendments and supplemental declarations thereto appearing of record in the office of the Register of Deeds for Transylvania County.

Subject to the right-of-entry as set out in Deed Book 219 page 484, Transylvania County Registry.

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.

TRACT III

BEING all of Lot 122, Unit 7, of Connetsee Falls Development as shown by a plat thereof recorded in Plat Book 4, pages 73-73B, 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 Fourth Restatement of Declaration of Restrictive Covenants for Connetsee Falls recorded in Document Book 512, page 224, Records of Deeds for Transylvania County, North Carolina and by all subsequent amendments and supplemental declarations thereto appearing of record in the office of the Register of Deeds for Transylvania County.

Subject to the right-of-entry as set out in Deed Book 237, page 52, Transylvania County Registry.

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.