

2022006987

TRANSYLVANIA COUNTY NC FEE \$26.00

STATE OF NC REAL ESTATE EXTX

\$780.00

PRESENTED & RECORDED

11/07/2022 03:01:50 PM

BETH C LANDRETH

REGISTER OF DEEDS

BY: DELIA MCCALL

DEPUTY REGISTER OF DEEDS

BK: DOC 1059**PG: 619 - 621****NORTH CAROLINA GENERAL WARRANTY DEED****Excise Tax: \$780.00**Parcel Identifier No. 8582-87-6970-000 Verified by _____ County on the ____ day of _____, 20____
By: _____Mail/Box to: Neumann Law Firm, PLLC, 9 Park Place West, #102, Brevard, NC 28712This instrument was prepared by: Richard B. Daniel, Ramsey, Pratt & Camenzind P.A. (No title search performed by preparer)Brief description for the Index: Lot 32, Unit 9, Conneffee Falls

THIS DEED made this 2nd day of November, 2022, by and between

GRANTOR	GRANTEE
JODY A. MILLER, Executor of the Estate of LINDA J. WOOD (Estate File No. 22-E-194)	ADAM M. FISHER and HEATHER L. FISHER, Married to Each Other
1454 Glenover Circle Marietta, GA 30062	306 Mills Ridge Road Rock Hill, SC 29730

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

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.

Jody A. Miller (SEAL)
 JODY A. MILLER, Executor of the Estate of
 Linda J. Wood

STATE OF Georgia
 COUNTY OF Cherokee

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: JODY A. MILLER

WITNESS my hand and Notarial Seal, this the 3rd day of NOV, 2022.

Padmajar Kodali
 Signature of Notary

PADMAJA KODALI
 Printed or typed name of Notary Public

My commission expires: Oct 18th 2025

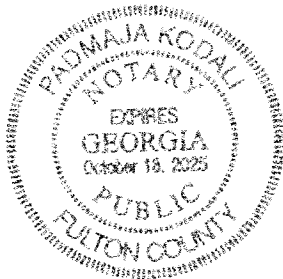


EXHIBIT "A" TO A DEED FROM WOOD ESTATE TO FISHER

BEING all of Lot 32, Unit 9, of Connestee Falls Development as shown by a plat thereof recorded in Plat Book 4, Page 9, 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 Document Book 779, page 314, 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 a right-of-entry as set out in Deed Book 308, Page 613 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.

Being all of the same land described in a deed from Henry Arbeeny and wife, Roberta Arbeeny to Marshall H. Bord and wife, Linda J. Wood, dated January 11, 2006, and recorded in the office of the Register of Deeds for Transylvania County in Document Book 329, page 192.