

2022007065TRANSYLVANIA COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT X**\$900.00**

PRESENTED & RECORDED

11/10/2022 12:49:50 PM

BETH C LANDRETH

REGISTER OF DEEDS

BY: KARIN SMITH

ASSISTANT

BK: DOC 1060**PG: 232 - 235****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$900.00

Parcel Identifier No.: 8583921687000

Mail after recording to: : The Neumann Law Firm, PLLC, 9 Park Place West, Suite 102, Brevard, NC 28712

This instrument was prepared by: The Neumann Law Firm, PLLC, 9 Park Place West, Suite 102, Brevard, NC 28712

Brief Description from the Index:

THIS DEED made this October 24, 2022, by and between

GRANTOR	GRANTEE
Charles B. Simmons, Jr. and Elizabeth S. Simmons, a married couple, and First Presbyterian Church Foundation 11 West Hillcrest Drive Greenville, SC 29609	Christopher T. Douglas and Sarah Ann Douglas, a married couple 1708 Maryland Avenue Charlotte, NC 28209

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 City of Brevard, Transylvania County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

The property herein described is or is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 832, Page 813, Transylvania County Registry.

A map showing the above described property is recorded in Plat Book 4 Page 78-78D and referenced within this instrument.

22-1172

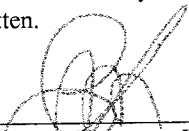
Submitted electronically by "The Neumann Law Firm"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Transylvania County Register of Deeds.

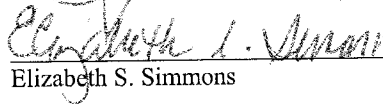
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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:

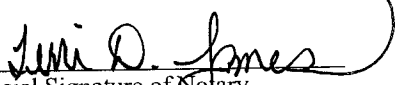
IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.


_____(SEAL)
Charles B. Simmons, Jr.

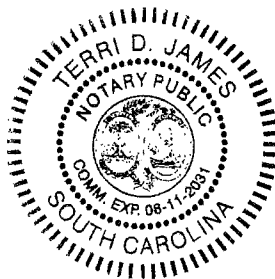

_____(SEAL)
Elizabeth S. Simmons

STATE OF South Carolina
COUNTY OF Greenville

I, Terri D. James, Notary Public, do hereby certify that Charles B. Simmons, Jr. and Elizabeth S. Simmons personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this 25th day of October, 2022.


Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 8/11/2031



Robert A. Hoffman, Jr. (SEAL)
First Presbyterian Church Foundation

STATE OF South Carolina
COUNTY OF Greenville

I, Juni James, Notary Public, do hereby certify that Robert A. Hoffman, on behalf of First Presbyterian Church Foundation, personally appeared before me this day and acknowledged the due execution of the foregoing instrument and their authority to execute the foregoing on behalf of First Presbyterian Church Foundation.

Witness my hand and official seal this 25th day of October, 2022.

Juni D. James

Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 8/11/2031

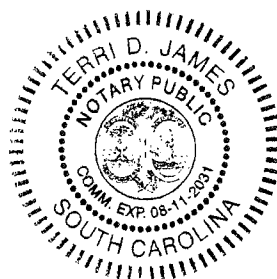


Exhibit "A"

BEING all of Lot 26, Unit 21 of Connestee Falls Development as shown by a plat thereof recorded in Plat Slide 22 at Page 408, 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.

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.

Tax Parcel Number: 8583921687000

Property Address: 72 Uloque Court, Brevard, NC 28712