

202006757

TRANSYLVANIA COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX

\$743.00

PRESENTED & RECORDED
10/30/2020 04:49:23 PM

CINDY M OWNBEY

REGISTER OF DEEDS

BY: KARIN SMITH

DEPUTY REGISTER OF DEEDS

BK: DOC 948

PG: 258 - 260

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 743.00

Parcel Identifier No. 8583-21-0327-000 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, P.A. 30 N. Country Club Road, Brevard, NC 28712

Brief description for the Index: _____

THIS DEED made this 28th day of October, 2020, by and between

GRANTOR

Michael C. Geremia and wife,
Shirley G. Geremia
70 Redbird Lane
Penrose, NC 28766

GRANTEE

Phyllis Comesano
1630 Treehouse Circle, T105
Sarasota, FL 34231

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 216 page 671.
All or a portion of the property herein conveyed X includes or _____ does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 1 page 39-39L.

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, other than the following exceptions:

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

Michael Geremia (SEAL)
Print/Type Name: Michael C.. Geremia
Shirley G. Geremia (SEAL)
Print/Type Name: Shirley G. Geremia

State of North Carolina - County or City of Transylvania

I, the undersigned Notary Public of the County or City of Transylvania and State aforesaid, certify that Michael C.. Geremia 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 29th day of October, 2020

My Commission Expires: September 3, 2022
(Affix Seal)

Sue A. Green
Sue A. Green Notary Public
Notary's Printed or Typed Name

State of North Carolina - County or City of Transylvania

I, the undersigned Notary Public of the County or City of Transylvania and State aforesaid, certify that Shirley G. Geremia 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 29th day of October, 2020

My Commission Expires: September 3, 2022
(Affix Seal)

Sue A. Green
Sue A. Green Notary Public
Notary's Printed or Typed Name

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EXHIBIT "A"

BEING all of Lot No. 66, of Unit 1-Rev., of Connestee Falls Development as shown on a Plat of a survey recorded in Plat File 1, Slide 39-39L, 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.

Being all of the property more particularly described in Document Book 216, Page 671, Transylvania County Registry.