

**2022001934**

TRANSYLVANIA COUNTY NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED

03/24/2022 04:00:56 PM

**CINDY M OWNBEY**

REGISTER OF DEEDS

BY: BETH C LANDRETH

ASSISTANT

**BK: DOC 1029**

**PG: 755 - 758**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$0.00

Parcel Identifier Nos. 8582-86-6845-000 and Verified by \_\_\_\_\_ County on the \_\_\_\_ day of March, 2022  
8582-86-6990-000

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

This instrument was prepared by: Ashley B. Fortune, Attorney at Law (21-0998) no title search performed

Brief description for the Index: U09 Li47A GASGA CT .70 1.000LT

THIS DEED made this 24th of March, 2022 by and between

GRANTOR

**JAMES F. O'CONNOR, and wife  
LOIS C. O'CONNOR**

GRANTEE

**JAMES F. O'CONNOR, and wife  
LOIS C. O'CONNOR  
a life estate with the remainder held by:  
KAREN K. MAFFEO, a married woman**

**44 Gasga Court  
Brevard, NC 28712**

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 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 Grantors through instrument recorded in Document Book 652, page 582-585 of the Transylvania County Registry.

All or a portion of the property herein conveyed does not include the primary residence of 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, **subject to a life estate**.

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, **subject to a life estate**, 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.

  
\_\_\_\_\_  
**JAMES F. O'CONNOR** (SEAL)

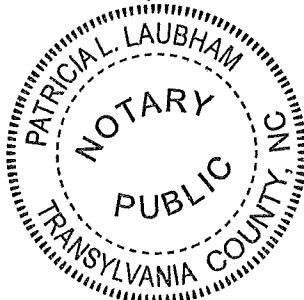
  
\_\_\_\_\_  
**LOIS C. O'CONNOR** (SEAL)

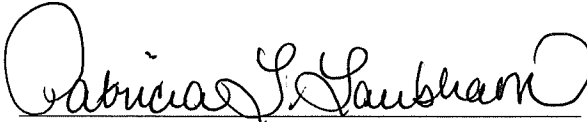
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STATE OF NORTH CAROLINA  
COUNTY OF TRANSYLVANIA

I, **PATRICIA L. LAUBHAM**, the undersigned Notary Public of the County and State aforesaid, certify that **JAMES F. O'CONNOR** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and seal this 24<sup>th</sup> day of March, 2022.

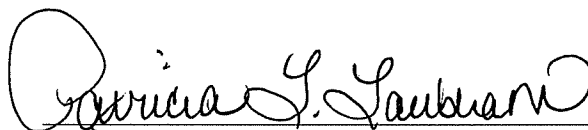
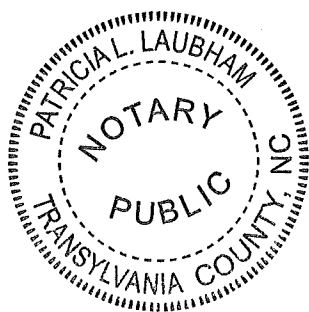


  
\_\_\_\_\_  
Notary Public Patricia L. Laubham  
My Commission Expires: March 10, 2026

STATE OF NORTH CAROLINA  
COUNTY OF TRANSYLVANIA

I, **PATRICIA L. LAUBHAM**, the undersigned Notary Public of the County and State aforesaid, certify that **LOIS C. O'CONNOR** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and seal this 24<sup>th</sup> day of March, 2022.



Notary Public Patricia L. Laubham  
My Commission Expires: March 10, 2026

EXHIBIT "A"

BEING all of Lot Nos.146 and 147, of Unit 9, and designated as Lot 147A, Unit 9 of Connestee Falls Development as shown on a Plat of a survey recorded in Plat File 15, Slide 389, 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 Book 512, Page 224-251, 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 restriction that the above described property cannot be separated or subdivided for resale, devise or gifting.

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.