



2017006315

TRANSYLVANIA CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$32.00

PRESENTED & RECORDED
12-04-2017 11:27:06 AM

CINDY M OWNBEY
REGISTER OF DEEDS
BY: KARIN SMITH
DEPUTY REGISTER OF DEEDS

BK: DOC 826
PG: 60-63

KC 12/4/17

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$32.00 Complete/Parcel ID #8592-16-6651-000,
#8592-16-7655-000 and
#8592-16-8731-000

This instrument prepared by: BRIAN P. PHILIPS

Mail after recording to: Brian P. Philips
P.O. Box 432
Brevard, NC 28712

THIS WARRANTY DEED is made this 29th day of November, 2017, by and between **THE CONNESTEE FALLS PROPERTY OWNERS ASSOCIATION, INC. AND JOSEPH J. TALUTO and SUSAN I. TALUTO, as Co-Trustees of the Taluto Trust dated April 17, 2015** (hereinafter referred to as the "GRANTOR") and **JOSEPH J. TALUTO and wife, SUSAN I. TALUTO, as Co-Trustees of the Taluto Trust dated April 17, 2015**, 581 Qualla Circle, Brevard, NC 28712 hereinafter referred to as the "GRANTEE"). 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.

W I T N E S S E T H:


THAT said GRANTOR, for good and valuable consideration paid by the GRANTEE, the receipt of which is hereby acknowledged, has and by these presents does hereby give, grant, bargain, sell, and convey unto said GRANTEE in fee simple, all of that certain lot, parcel, or tract of land situate, lying, and being in Dunns Rock Township, Transylvania County, North Carolina, and more particularly described as follows:

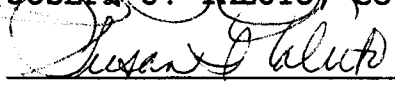
SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

TO HAVE AND TO HOLD the above-described lands and premises and all privileges and appurtenances thereto belonging, or in anywise appertaining, unto the GRANTEE in fee simple.

AND the said GRANTOR covenants to and with the GRANTEE, that GRANTOR is seized of the premises in fee simple, has the right to convey the same in fee simple, and that title is marketable and free and clear of all encumbrances, except as set forth above, and that GRANTOR will warrant and defend the title against the lawful claims of all persons whomsoever, except for the exceptions herein stated.

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hand and seal.


 _____ (SEAL)
JOSEPH J. TALUTO, Co-Trustee


 _____ (SEAL)
SUSAN I. TALUTO, Co-Trustee

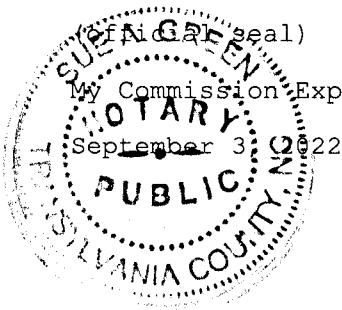
**STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA**

I, Sue A. Green, a Notary Public of the County and State aforesaid, certify **JOSEPH J. TALUTO and SUSAN I. TALUTO, as Co-Trustees of the Taluto Trust dated April 17, 2015**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial seal this 28th day of November, 2017.



 Notary Public



IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors.



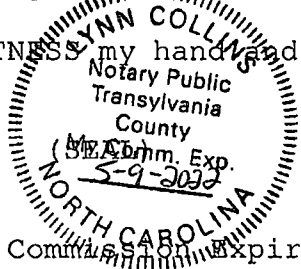
CONNESTEE FALLS PROPERTY OWNERS ASSOCIATION, INC.

By: Sharon M. Jenkins
General Manager

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, Lynn Collins, a Notary Public of the County and State aforesaid, certify that Sharon M. Jenkins, General Manager personally appeared before me this day and acknowledged that he/she is the General Manager of CONNESTEE FALLS PROPERTY OWNERS ASSOCIATION, INC., a corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its General Manager.

WITNESS my hand and notarial seal this 29th day of November, 2017.



Lynn Collins
Notary Public

My Commission Expires:

5-9-2022

EXHIBIT "A"

BEING all of **Lot No. 132, Lot 133 and Lot 134, of Unit 26**, and designated as **Lot 132-A, Unit 26 Revised**, of Connestee Falls Development as shown on a Plat of a survey recorded in Plat File 17, Slide 362, 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.