

2020005300

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

\$1030.00

PRESENTED & RECORDED
09/11/2020 09:56:23 AM

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

BK: DOC 939

PG: 1 - 3

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 1,030.00

Parcel Identifier No. 8572-88-9879-000 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Richard B. Daniel, PLLC, 4 W. Main Street, Suite 3, Brevard, NC 28712

This instrument was prepared by: The Neumann Law Firm, PLLC, 9 Park Place W. Ste 102, Brevard, NC 28712

Brief description for the Index: LOT 5A, UNIT 23 CONNESTEE FALLS,

THIS DEED made this 11th day of September, 2020, by and between

GRANTOR	GRANTEE
PETER JOHNSON and wife JUDITH MARY JOHNSON 193 DVDISDI COURT BREVARD, NC 28712	STEPHANIE C. DANIEL, TRUSTEE OF THE COCKTOLSTOY REVOCABLE MANAGEMENT TRUST DATED JUNE 29, 2020 1 Piedmont Avenue, Charleston, SC 29403

Enter in approp 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 Brevard, 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 444 page 203.

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 12 page 558.

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.

By: _____ (Entity Name) _____ Print/Type Name: Peter Johnson (SEAL)

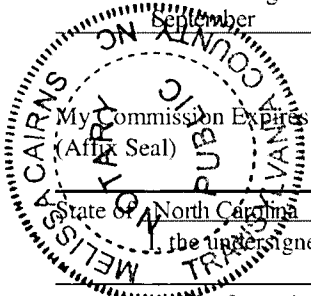
By: _____ Print/Type Name & Title: _____ Print/Type Name: Judith Mary Johnson (SEAL)
MARY JUDITH JOHNSON
Judith Mary JMJ

By: _____ Print/Type Name & Title: _____ Print/Type Name: _____ (SEAL)

By: _____ Print/Type Name & Title: _____ Print/Type Name: _____ (SEAL)

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 PETER JOHNSON and wife, MARY JUDITH JOHNSON 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 10th day of September, 2020.



My Commission Expires: 6/06/2022
(Affix Seal)

Melissa Cairns
Melissa Cairns 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 _____ 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 10th day of _____, 20____.

My Commission Expires: _____ Notary Public
(Affix Seal) Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that _____ he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, _____ he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____ Notary Public
(Affix Seal) Notary's Printed or Typed Name

**Prepared by: Neumann Law Firm, PLLC
Douglas R. Campen**

EXHIBIT "A"

BEING all of Lot 5A, Unit 23 of Connestee Falls Development as shown by a plat thereof recorded in Plat File 12, Slide 558, 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.

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.