

2020007284TRANSYLVANIA COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT X**\$735.00**PRESENTED & RECORDED
11/19/2020 01:08:49 PMCINDY M OWNBEY
REGISTER OF DEEDS
BY: BETH C LANDRETH
ASSISTANT**BK: DOC 951****PG: 301 - 303****NORTH CAROLINA GENERAL WARRANTY DEED**

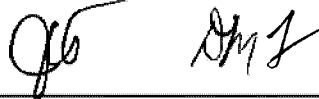
Excise Tax: \$735.00

Parcel Identifier No. 8582-48-4703 Verified by _____ County on the ____ day of _____, 2020
By:Mail/Box to: Goosmann Rose Colvard Cramer, 77 Central Ave., Ste. H. Brevard NC 28801This instrument was prepared by: Douglas R. Campen, Neumann Law Firm, 9 Park Place West, Suite 102, Brevard, NC 28712 (NO TITLE SEARCH PERFORMED)20-1297Brief description for the Index: 93 Guledisgonihi Ct., Brevard NC 28712THIS DEED made this 9th day of November 2020 by and between

GRANTOR

**Ronald George Pare and wife
Charlene Suzanne Pare****344 Gringley Hill Rd.
Fort Mill SC 29708**

GRANTEE

**James C. Thompson Sr. and wife
Debra M. Thompson****93 Guledisgonihi Ct.
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 the Dunns Rock Township of 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 Document Book 870, page 363. All or a portion of the property herein conveyed includes the primary residence of Grantor.

Submitted electronically by "Goosmann Rose Colvard & Cramer, PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Transylvania County Register of Deeds.

A map showing the above described property is recorded in Plat File ___ Slide ___.

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:

Easements, restrictions, and rights of way of record.

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

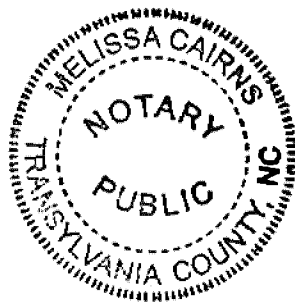
Ronald George Pare (SEAL)
Ronald George Pare

Charlene Suzanne Pare (SEAL)
Charlene Suzanne Pare

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, Melissa Cairns, the undersigned Notary Public of the County and State aforesaid, certify that Ronald George Pare and Charlene Suzanne Pare 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 12 day of November, 2020.



Melissa Cairns
Notary Public
My Commission Expires: 6/06/2022

Prepared by: The Neumann Law Firm, PLLC

EXHIBIT "A"

BEING all of Lot 83A, Unit 7, of Connestee Falls Development as shown by a plat thereof recorded in Plat File 19 Slide 43, Records of Plats for Transylvania County, North Carolina and being the combination of Lot 83 Unit 7 of Connestee Falls Development as shown by Plat thereof, recorded in Plat Book 4, Pages 73-73B and Lot 84 Unit 7 of Connestee Falls Development as shown by Plat thereof, recorded in Plat Book 4 page 73-738, 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.

A handwritten signature in black ink, appearing to be the initials 'JL' or similar, written in a cursive style.A handwritten signature in black ink, appearing to be 'Dm S', written in a cursive style.