



2022007749

TRANSYLVANIA CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
12-20-2022 02:09:36 PM

BETH C LANDRETH
REGISTER OF DEEDS
BY: KARIN SMITH
ASSISTANT

BK: DOC 1064

PG: 157-159

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$0.00

AH 12/20/2022

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 2022
By: _____

Mail/Box to: RAMSEY, PRATT & CAMENZIND, P.A., 35 North Gaston Street, Brevard, NC 28712

This instrument was prepared by: HANNAH L. CAMENZIND, a North Carolina Licensed Attorney (No Title Search Performed by the Preparer)

Brief description for the Index: _____

THIS DEED made this 20th day of December, 2022, by and between

GRANTOR	GRANTEE
SAMUEL P. McMANUS, SR., and wife, LYNN FRAZER McMANUS (a/k/a RUTH LYNN FRAZER)	SAMUEL P. McMANUS, SR., TRUSTEE OF THE SAMUEL P. McMANUS LIVING TRUST AGREEMENT u/a/d December 20, 2022
238 Kawani Lane Brevard, NC 28712	238 Kawani Lane 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 City of n/a, Dunns Rock Township, Transylvania County, North Carolina and more particularly described as follows:

All or a portion of the property herein conveyed does include the primary residence of the 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.

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:

- Exceptions and reservations contained in this deed and/or in instruments referenced herein.
- Easements and rights of way for public and private roads and utilities, of public record.
- Lien of ad valorem taxes for the current year and subsequent years, not yet due and payable.

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

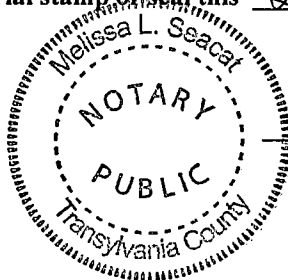
Samuel P. McManus Sr. (SEAL)
 SAMUEL P. McMANUS, SR.

Lynn Frazer McManus (SEAL)
 LYNN FRAZER McMANUS

State of NC County of TRANSYLVANIA

I, the undersigned Notary Public of the State and County aforesaid, certify that SAMUEL P. McMANUS, SR. and LYNN FRAZER McMANUS 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 20 day of December, 2022.



Melissa L. Seacat
 Signature of Notary Public

My commission expires: 5/28/24

Melissa L. Seacat
 Printed or typed name of Notary Public

EXHIBIT "A" TO A DEED FROM McMANUS TO McMANUS, TRUSTEE

Being all of the same land described in a deed from Connestee Falls Property Owners Association to Samuel P. McManus and wife, Nancy McManus (deceased), dated September 3, 2002, and recorded in the office of the Register of Deeds for Transylvania County in Document Book 122, page 315, said land being more particularly described in said deed as follows:

BEING all of Lot 7 of Multi-Family No. 1 of Connestee Falls Development as shown by a plat thereof recorded in Plat File 4, Slide 140 and 141, Records of Plats for Transylvania County, North Carolina and redesignated as Lot 7, Unit 43, Connestee Falls Development by Resolution of Dedication of Parcel MF-1 of Unit 33 of Connestee Falls Development to Single Family Lots and Supplemental Declarations of Restrictive Covenants as recorded in Book 332, Page 510, Transylvania County Registry..

Subject to the Declaration of Restrictive Covenants as recorded in Deed Book 189, page 443, Transylvania County Registry, as amended by Amendment to the Declaration of Restrictive Covenants recorded in Deed Book 190, page 437, Transylvania County Registry, and all other valid amendments thereto, including the revised, amended and restated Declaration recorded in Deed Book 289, page 107, Transylvania County Registry, as amended by Amendment to the Declaration of Restrictive Covenants recorded in Deed Book 230, page 340, Transylvania County Registry and the Second Restatement of Declaration of Restrictive Covenants for Connestee Falls and recorded in Deed Book 413, Page 30, Records of Deeds for Transylvania County , and by supplemental Declarations of Restrictive Covenants of record in Transylvania County Registry.

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.