

**2021009117**

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

**\$850.00**

PRESENTED & RECORDED

12/03/2021 10:59:43 AM

**CINDY M OWNBEY**

REGISTER OF DEEDS

BY: BETH C LANDRETH

ASSISTANT

**BK: DOC 1013**

**PG: 744 - 747**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$850.00

Return after recording to: Prince, Massagee & Alexander, PLLC, 240 3rd Avenue West,  
Hendersonville, NC 28739

This Deed was prepared by: Richard B. Daniel, Attorney

Brief description for the Index: Lot 341A, Unit 2, Connestee Falls

This property does include the primary residence of Grantor

PIN# 8582-27-0233-000

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This DEED is made this 30th day of November, 2021, by and between:

**GRANTOR: ROBERT GRANEY, JR., as Executor for the Estate of George Vernace Neal, Jr. (a/k/a George V. Neal), Estate File 21 E 351, Transylvania County, North Carolina; and ROBERT GRANEY, JR., as Trustee of the George Vernace Neal, Jr. Trust dated 03/04/2014 and restated 08/01/2018, the sole beneficiary under the Last Will and Testament of George Vernace Neal, Jr.**

Grantor's Address: 318 Shepherd Street, Raleigh, NC 27607

**GRANTEE: JEANNE PLOWDEN HALL**

Grantee's Address:

The designation Grantor and Grantee in this Deed shall include the parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

The Grantor, for a valuable consideration paid by the Grantee (the receipt of which is acknowledged), grants, bargains, sells and conveys to the Grantee in fee simple, all of the lot or parcel of land located in Dunns Rock Township, Transylvania County, North Carolina, and as is described in the attached Exhibit A. This is all the same property acquired by Grantor by Deed recorded in Document Book 865, Page 675, Transylvania County Registry. This conveyance is

submitted electronically by "Prince, Massagee & Alexander, PLLC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Transylvania County Register of Deeds.

made subject to easements and rights of way of record, to any covenants of record, and to real property taxes for the current year.

SEE EXHIBIT B FOR CERTIFICATION OF TRUST

THIS CONVEYANCE IS MADE FOR THE GRANTEE TO HAVE AND TO HOLD the Property and all privileges and appurtenances belonging to the Property in fee simple.

The Grantor covenants with the Grantee that Grantor is seized of the Property 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, subject only to the stated exceptions.

Grantor is signing this Deed as of the date specified above.

The Estate of George Vernace Neal, Jr.

The George Vernace Neal, Jr. Trust dated 03/04/2014 and restated 08/01/2018

By: Robert Graney, Jr.  
Robert Graney, Jr., Executor

By: Robert Graney, Jr.  
Robert Graney, Jr., Trustee

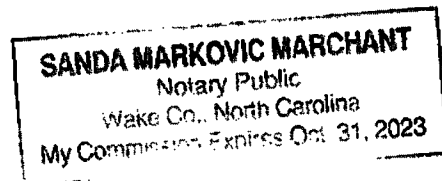
STATE OF NC  
COUNTY OF Wake

I, Sanda Markovic Marchant Notary Public, do hereby certify that Robert Graney, Jr., as Executor for the Estate of George Vernace Neal, Jr., and as Trustee for the George Vernace Neal, Jr. Trust, dated 03/04/2014 and restated 08/01/2018, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 1<sup>st</sup> day of December, 2021.

Sanda Markovic Marchant  
Official Signature of Notary

My Commission Expires: 10/31/2023



**EXHIBIT "A"**

**BEING all of Lot 341A of Unit 2, of Connestee Falls Development as shown by a plat thereof recorded in Plat File 9, Slide 584, Records of Plat for Transylvania County, North Carolina, reference to which is hereby made for a more complete description of the property being conveyed.**

**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, Transylvania County Registry, 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.**

**Tax Parcel Number: 8582-27-0233-000  
Property Address: 140 Salola Lane, Brevard, NC 28712**

**EXHIBIT "B"**

**CERTIFICATION OF TRUST**

Pursuant to North Carolina General Statute 36C-10-1013 and related Trust laws, Grantor makes the following certifications with respect to the George Vernace Neal, Jr. Trust dated 03/04/2014 and restated 08/01/2018 (the "Trust"):

1. The Trust has not been revoked or modified in any way which would make these certifications incorrect, and it remains in full force and effect.
2. The Grantor under the Trust is George Vernace Neal, Jr.
3. The sole Trustee of the Trust is Robert Graney, Jr.
4. The Trust is irrevocable by the Grantor, who died on 07/30/2021.
5. The Trust provides the Trustee with the power to sell and convey the real property conveyed by this Deed.
6. The Trustee received title to the Trust property by virtue of its being the sole beneficiary in the Last Will and Testament of George Vernace Neal, Jr. dated August 1, 2018, Estate File 21E351, Transylvania County.
7. The taxpayer identification number for the Trust will be made available to appropriate parties upon request.

Robert Graney, Jr. (SEAL)  
Robert Graney, Jr., Trustee

STATE OF NC  
COUNTY OF Wake

I, Sandra Markovic Marchant, a Notary Public of the specified County and State, certify that Robert Graney, Jr., Trustee, personally appeared before me this day and, after being duly sworn, swore or affirmed that the contents of the foregoing are true and correct.

Witness my hand and official stamp or seal, this 1<sup>st</sup> day of December, 2021.

Sandra Markovic Marchant  
Notary Public  
My commission expires: 10/31/2023

