



2014003572

TRANSYLVANIA CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$1615.00

PRESENTED & RECORDED:  
08-29-2014 10:34:42 AM

CINDY M OWNBEY  
REGISTER OF DEEDS  
BY: BETH C LANDRETH  
ASSISTANT

BK: DOC 701

PG: 432-434

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 1,615.00

Parcel Identifier No. 8573-81-2355-000 Verified by \_\_\_\_\_ County on the 8-29-14 gm day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Ramsey & Pratt, P.A., 35 N. Gaston Street, Brevard, NC 28712

This instrument was prepared by: Brian P. Philips, P.A., 30 N. Country Club Road, Brevard, NC 28712

Brief description for the Index: LOT 36 U 31 Connestee Falls Development,

THIS DEED made this 16th day of July, 2014 by and between

GRANTOR

Stanley Cohen and wife,  
Toby Cohen  
381 Unvdatlvi Court  
Brevard, NC 28712

GRANTEE

Bernard S. Groseclose  
551 Overseers Retreat  
Mt. Pleasant, SC 29492

Enter in appropriate 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 or parcel of land situated in the City of \_\_\_\_\_, \_\_\_\_\_ 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 321 page 746.

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 10 page 540.

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: Stanley Cohen (SEAL)

By: \_\_\_\_\_ Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: Toby Cohen (SEAL)

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 Stanley Cohen and wife, Toby Cohen 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 25 day of August, 2014.

My Commission Expires: 2-13-2017  
(Affix Seal)

Jennifer L Gardner  
Jennifer L. Gardner Notary Public  
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

State of \_\_\_\_\_ - County or City of \_\_\_\_\_  
I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_  
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

EXHIBIT "A"

BEING all of Lot 36, of Unit 31, revised , of Connestee Falls Development as originally shown on a plat thereof recorded in Plat Book 5, Pages 83-83H, Transylvania County Registry, as resurveyed and shown on a plat of a survey by Clarence A. Jenkins, P.L.S., prepared for "John and Joan Steele" and recorded in Plat File 10, Slide 540, Transylvania County Registry.

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 Doc Book 512, Page 224, 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.