



2022005944

TRANSYLVANIA CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$560.00

PRESENTED & RECORDED:
09-20-2022 04:52:13 PM

BETH C LANDRETH
REGISTER OF DEEDS

BY: DELIA MCCALL
DEPUTY REGISTER OF DEEDS

BK: DOC 1053

PG: 614-614

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$560.00 Return after recording to: Donald E. Jordan

Brief description for the Index: Unit C, Cluster C, Sherwood Forest Condominium

This Deed was prepared by: Donald E. Jordan, Attorney at Law

This property does not include the primary residence of Grantor

AM 9/20/22

This DEED is made this 15th day of September, 2022, by and between:

GRANTOR: **PAULA PILGRIM,**
formerly Paula Bailey, unmarried
Grantor's Address: 110 Woodsdale Drive, Canton, GA 30114

GRANTEE: **RUPERT E. KUHNE, JR. and**
BAYLIS D. KUHNE,
Husband and Wife
Grantee's Address: 30 Quinine Hill, Columbia, SC 29204

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 of the same property acquired by Grantor by Deed recorded in Document Book 786, Page 130, Transylvania County Registry. This conveyance is made subject to easements and rights of way of record, to any covenants of record, and to real property taxes for the current year.

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.

Paula Pilgrim
Paula Pilgrim

STATE OF Georgia
COUNTY OF Cherokee

I, Gina Nelson, a Notary Public of the specified County and State, certify that Paula Pilgrim personally appeared before me this day and acknowledged the voluntary execution of this Deed.

Witness my signature and official stamp or seal, this 16 day of September, 2022.

My commission expires: 7/20/25

Gina Nelson
Notary Public

NOTARY STAMP SEAL HERE:

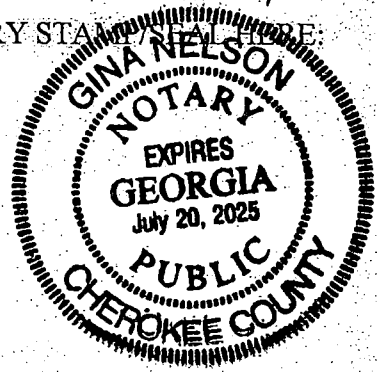


EXHIBIT "A"

BEING all of Unit C of Cluster C of Sherwood Forest Condominium as described in the Declaration of Condominium, recorded on May 7, 1981, in condominium Book 3 at page 517, of the Transylvania County, North Carolina Registry, reference to which is hereby made for a more particular description. Together with a twenty-five percent (25.00%) interest in the common areas and facilities of said Sherwood Forest Condominium Cluster C, as set forth in the Declaration thereof, hereby referred to.

Together with and subject to the terms and conditions imposed in a conveyance from Robin Hood, Inc., a North Carolina Corporation to Dehon Construction, Inc., a North Carolina Corporation, recorded on July 25, 1980, in the office of the Register of Deed for Transylvania County, NC in Deed Book 242, page 614.

Together with a right-of-way for ingress, egress and regress over and across Robin Hood road leading in a northerly direction from its intersection with Warbler Way to US Highway 276.

This conveyance is made SUBJECT to the terms, conditions and restrictions of the Declaration of Sherwood Forest Cluster C Condominiums, above referred to, and all exhibits attached thereto, said exhibits including but not limited to the by-laws of the Sherwood Forest Cluster C Association and the rules and regulations of said Association. The ownership, occupancy, use, leasing and transfer of said property conveyed shall be subject to said terms, conditions and restrictions.

This conveyance is further made subject to public utility easements of record.