

2023001165

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

\$460.00

PRESENTED & RECORDED
03/10/2023 10:07:22 AM

BETH C LANDRETH

REGISTER OF DEEDS

BY: KARIN SMITH

ASSISTANT

BK: DOC 1071

PG: 255 - 257

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$460.00 Return after recording to: The Neumann Law Firm
Brief description for the Index: Lot 25A, Unit 26, Connestee Falls
This Deed was prepared by: Donald E. Jordan, Attorney at Law
This property does not include the primary residence of Grantor

This DEED is made this 7th day of March, 2023, by and between:

GRANTOR: **DENIS SCHAFFER and
DEBBIE SCHAFFER,
Husband and Wife**
Grantor's Address: 1049 Kanasgowa Drive, Brevard, NC 28712

GRANTEE: **ALEXIS JORDAN CARRICO and
TIMOTHY EWING CARRICO,
Wife and Husband**
Grantee's Address: 42 Sowell Street, Mount Pleasant, SC 29464

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 949, Page 833, 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.



Denis Schaffer



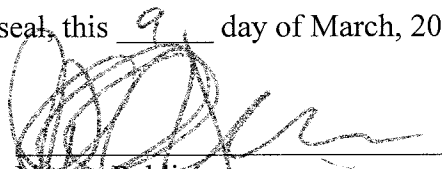
Debbie Schaffer

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, Donald E. Jordan, a Notary Public of the specified County and State, certify that Denis Schaffer and Debbie Schaffer personally appeared before me this day and acknowledged the voluntary execution of this Deed.

Witness my signature and official stamp or seal, this 9 day of March, 2023.

My commission expires: August 30, 2024



Notary Public

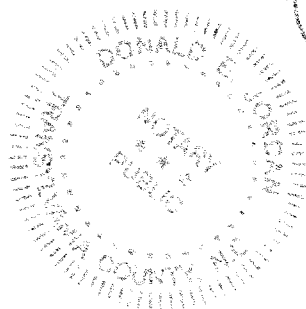


EXHIBIT A - LEGAL DESCRIPTION

Being all of Lot No. 25A of Unit 26, of Connestee Falls Development as shown by the Plat thereof, recorded in Plat File 8, Slide 938, records of plats in the office of the Register of Deeds for Transylvania County, North Carolina.

This conveyance is made subject to the Declaration of Restrictive Covenants by Connestee Falls Development Corporation, as originally recorded in Deed Book 189, Page 443 of the Transylvania County Registry, and as the Covenants have since been supplemented, amended, and restated, including the Fifth Restatement recorded in Document Book 779, Page 314, Transylvania County Registry.

Subject to a right-of-entry for improvements, and to rights-of-way for roads and utilities in place or of record.