



202400932

TRANSYLVANIA CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

03-04-2024 10:27:53 AM

BETH C LANDRETH
REGISTER OF DEEDS

BY: KARIN SMITH
ASSISTANT

BK: DOC 1107

PG: 57-59

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: \$ 0.00

Tax Parcel ID No. 8582-65-1248-000

Verified by _____ County on the 1st day of March, 2024

By: _____

Prepared by & mail to: Rachel A. Edgerton, Esq., Harvey & Vallini, LLC, 7400 Carmel Executive Park Drive, Suite 200, Charlotte, NC 28226 ****without benefit of title examination****

Brief Description for the Index: 246 TLVDATSI BREVARD, NC 28712

THIS DEED made this 1st day of March, 2024 by and between

GRANTOR

GRANTEE

<p>Brian K. O'Neil and Ellen K. O'Neil, Husband and Wife</p> <p>Mailing Address: 1270 River Walk Court, Charleston, SC 29492</p> <p>Property Address: 246 Tlvdatsi, Brevard, NC 28712</p>	<p>Carolina Castles, LLC,</p> <p>a North Carolina Limited Liability Company</p> <p>Mailing Address: 4030 Wake Forest Road, Ste 349, Raleigh, NC 27609</p> <p>Property Address: 246 Tlvdatsi, Brevard, NC 28712</p>
--	--

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 Transylvania County, North Carolina and more particularly described as follows:

See Attached Exhibit A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 971 Page 173.

All or portion of this property herein conveyed **does not** include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 4 at Page 84-84C

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges thereto belonging to the Grantee(s) in fee simple

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

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

GRANTOR

Brian K. O'Neil
Brian K. O'Neil

Ellen K. O'Neil
Ellen K. O'Neil

STATE OF South Carolina
Charleston COUNTY

I, the undersigned Notary Public of the County and State aforesaid, certify that **Brian K. O'Neil and Ellen K. O'Neil, personally** appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official stamp or seal, this the 1st day of March, 2024

My Commission Expires: 2/24/32 Stacie L. Dunn
Notary Public
Print Notary Name: Stacie L. Dunn

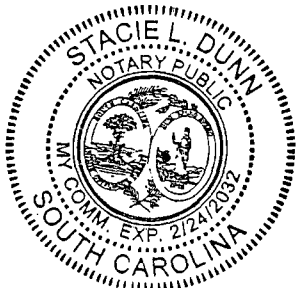


EXHIBIT A

BEING all of Lot 49, Unit 11, of Connestee Falls Development as shown by a plat thereof recorded in Plat 19, Slide 399, Records of Plats for Transylvania County, North Carolina and being the combination of Lot 73, Unit 14 of Connestee Falls Development as shown by Plat thereof, recorded in Plat Book 4, Pages 84-84C and Lot 73 Unit 14 of Connestee Falls Development as shown by Plat thereof, recorded in Plat File 4, Pages 84-84C, Records of Plats for Transylvania County, North Carolina.

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 Document 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.

Subject to the right-of-entry more particularly described in Deed Book 322. Page 551. 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 320, page 389, 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 Declaration of Restrictive Covenants of record in Transylvania County Registry and the Third Restatement of Declaration of Restrictive Covenants for Connestee Falls and recorded in Deed Book 421, page 161, 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.