



2017001932

TRANSYLVANIA CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$590.00

PRESENTED & RECORDED:  
04-13-2017 12:10:26 PM  
CINDY M OWNBEY  
REGISTER OF DEEDS  
BY: BETH C LANDRETH  
ASSISTANT

BK: DOC 800  
PG: 765-767

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$590.00

Parcel Identifier No. \_\_\_\_\_ Verified by KS County on the 14 day of April, 2017

By: \_\_\_\_\_

Mail/Box to: The Neumann Law Firm, PLLC, 9 Park Place West Suite 102, Brevard, NC 28712

This instrument was prepared by: The Neumann Law Firm, PLLC, 9 Park Place West Suite 102, Brevard, NC 28712

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 13th day of April, 2017, by and between

**GRANTOR**  
ADRIAN P. LAPLANTE AND WIFE,  
MARY E. LAPLANTE  
174 KAWANI LANE  
BREVARD, NC 28712

**GRANTEE**  
RICHARD N. SHAW AND WIFE,  
PATRICIA A. SHAW  
241 MIDDLE CONNESTEE TRAIL  
BREVARD, NC 28712

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 BREVARD, \_\_\_\_\_ 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 543 page 715.

A map showing the above described property is recorded in Plat Book 4 page 74-74B.

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: Restrictive covenants recorded in Book \*189, Page 443, TRANSYLVANIA County Registry.

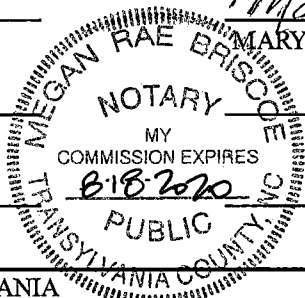
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

\_\_\_\_\_  
(Entity Name) Adrian P. Laplante (SEAL)  
ADRIAN P. LAPLANTE

By: \_\_\_\_\_  
Title: \_\_\_\_\_ Mary E. Laplante (SEAL)  
MARY E. LAPLANTE

By: \_\_\_\_\_  
Title: \_\_\_\_\_ (SEAL)

By: \_\_\_\_\_  
Title: \_\_\_\_\_ (SEAL)



State of North Carolina - County of TRANSYLVANIA

I, the undersigned Notary Public of the County and State aforesaid, certify that ADRIAN P. LAPLANTE AND WIFE, MARY E. LAPLANTE 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 13th day of April, 2017

My Commission Expires: 8-18-2020

Megan Rae Briscoe  
Notary Public

State of North Carolina - County of \_\_\_\_\_

I, the undersigned Notary Public of the County 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

State of North Carolina - County of \_\_\_\_\_

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

Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

My Commission Expires: \_\_\_\_\_

Notary Public

The foregoing Certificate(s) of \_\_\_\_\_ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By: \_\_\_\_\_ Register of Deeds for \_\_\_\_\_ County  
Deputy/Assistant - Register of Deeds

**Prepared by: Neumann Law Firm, PLLC  
David C. Neumann 17-259**

**EXHIBIT "A"**

BEING all of Lot 27A, Unit 8 of Connestee Falls Development as shown by a plat thereof recorded in Plat Book 4, Pages 74-74B and Plat File 9, Slide 639, Records of Plat 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.

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.