



2011004432

TRANSLYVANIA CO, NC FEE \$25.00
STATE OF NC REAL ESTATE EXT
\$720.00

PRESENTED & RECORDED
09-15-2011 02:42:14 PM

CINDY M OWNBEY
REGISTER OF DEEDS

BY: KARIN SMITH
DEPUTY REGISTER OF DEEDS

BK: DOC 585

PG: 750-752

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 720.00

Parcel Identifier No. 8583-92-2519-000 Verified by _____ County on the 9-15-11 gm day of _____, 20____
By: _____

Mail/Box to: William E. Anderson, 17 N. Market Street, Asheville, NC 28801

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

Brief description for the Index: _____

THIS DEED made this 15th day of September, 2011 by and between

GRANTOR

Alfred S. Byrne and wife,
Constance L. Byrne
301 Qualla Circle
Brevard, NC 28712

GRANTEE

Robert R. Corradini and wife,
Joanna Sherman Corradini
8422 S.W. 137 Street
Plametto Bay, FL 33158

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 276 page 658.

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 5 page 11-11A.

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.

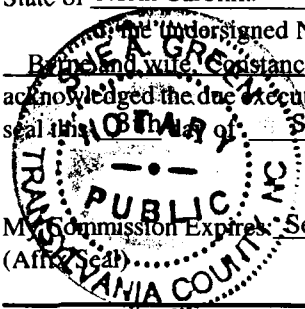
 (Entity Name) Alfred S. Byrne (SEAL)
 Print/Type Name: Alfred S. Byrne

By: _____
Constance L. Byrne (SEAL)
 Print/Type Name & Title: Constance L. Byrne

By: _____ (SEAL)
 Print/Type Name & Title: _____
 Print/Type Name: _____

By: _____ (SEAL)
 Print/Type Name & Title: _____
 Print/Type Name: _____

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 Alfred S. Byrne and wife, Constance L. Byrne 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 03 day of September, 2011.



Sue A. Green
 Sue A. Green Notary Public
 Notary's Printed or Typed Name

My Commission Expires: September 3, 2012
 (Affix Seal)

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 No. 25, of Unit 21, of Connestee Falls Development as shown on a Plat of a survey recorded in Plat Book 5, Pages 11-11A, 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 Book 512, Page 224-251, 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.