

2020003418

TRANSYLVANIA COUNTY NC FEE \$26.00

STATE OF NC REAL ESTATE EXT X

\$790.00

PRESENTED & RECORDED

06/29/2020 01:57:57 PM

CINDY M OWNBEY

REGISTER OF DEEDS

BY: CINDY M OWNBEY

REGISTER

BK: DOC 927

PG: 557 - 559

NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: \$790.00**Parcel Identifier No. _____ Verified by Transylvania County on the ___ day of _____, 20____
By: _____Mail/Box to: CARTNER AND CARTNER LAW FIRM, PA, 7 Orchard St, Suite 200, Asheville, NC 28801This instrument was prepared by: GAYLE E. RAMSEY (No Title Search Performed by the Preparer)

Brief description for the Index: _____

THIS DEED made this 19th day of June, 2020, by and between

GRANTOR	GRANTEE
ROBERT K. FARRAND, JR., and wife, CHARLOTTE C. FARRAND 76 Grove Street Brevard, NC 28712	Susan R. Martin or Charles Douglas Martin as Co-Trustees of the Susan R. Martin Living Trust u/a/d 10.11.01, a 50% undivided interest; and Susan R. Martin or Charles Douglas Martin as Co-Trustees of the Charles Douglas Martin Living Trust u/a/d 10.11.01, a 50% undivided interest 889 Kanasgowa Drive 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 N/A, Dunns Rock Township, Transylvania County, North Carolina and more particularly described as follows:

BEING ALL OF THE SAME LAND DESCRIBED ON THE PAGE WHICH IS ATTACHED HERETO, DESIGNATED AS EXHIBIT "A" AND INCORPORATED HEREIN BY REFERENCE.

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

A map showing the above described property is recorded in Plat File _____, Slide _____.

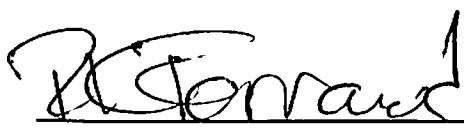
submitted electronically by "Cartner & Cartner Law Firm, PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Transylvania County Register of Deeds.

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:

- Exceptions and reservations contained in this deed and/or in instruments referenced herein.
- Easements and rights of way for public and private roads and utilities, of public record.
- Lien of ad valorem taxes for the current year and subsequent years, not yet due and payable.

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

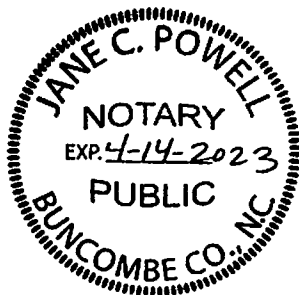

 _____ (SEAL)
 ROBERT K. FARRAND, JR.

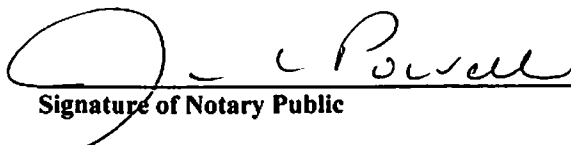

 _____ (SEAL)
 CHARLOTTE C. FARRAND

STATE OF NORTH CAROLINA, COUNTY OF TRANSYLVANIA.

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: ROBERT K. FARRAND, JR., and CHARLOTTE C. FARRAND

WITNESS my hand and Notarial Seal, this the 23rd day of June, 2020.





 Signature of Notary Public

JANE C. POWELL

 Printed or typed name of Notary Public

My commission expires: 4-14-2023

EXHIBIT "A" TO A DEED FROM FARRAND TO MARTIN

Being all of Lot 158-A of Unit 9 of Connestee Falls Development as shown by a plat thereof recorded in Plat File 11, Slide 278, Records of Plats for Transylvania County.

It is understood and agreed that the property hereinabove described is conveyed subject to the privileges and mutual and beneficial restrictions, covenants, equitable servitudes and charges set forth in the Fifth Restatement of Declaration of Restrictive Covenants for Connestee Falls recorded in the office of the Register of Deeds for Transylvania County in Document Book 779, page 314, and by all subsequent amendments and supplemental declarations thereto appearing of record, and to the restriction set out in a lot combination deed recorded in the office of the Register of Deeds for Transylvania County in Document Book 298, page 34, that the property cannot be separated or subdivided for resale, devise or gifting