



2019006292

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

\$180.00

PRESENTED & RECORDED:

11-27-2019 03:32:31 PM

CINDY M OWNBEY
REGISTER OF DEEDS

BY: KARIN SMITH
DEPUTY REGISTER OF DEEDS

BK: DOC 902

PG: 440-442

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$180.00

Parcel Identifier No. 8582-29-4766-000 Verified by _____ County on the 27 day of Nov, 2019
By: KG

Mail/Box to: DONALD E. JORDAN, 4 West Main Street, Brevard, NC 28712

This instrument was prepared by: BRIAN P. PHILIPS

Brief description for the Index: _____

THIS DEED made this 25th day of November, 2019, by and between

GRANTOR	GRANTEE
<p>QUALLA VILLAGE PROPERTY OWNERS ASSOCIATION A North Carolina Non-Profit Corporation</p> <p>41 Duya Court Brevard, NC 28712</p>	<p>MICHAEL A. GOLDMAN, Trustee of the Michael A. Goldman Revocable Trust, dated 9/1/2002</p> <p>10304 NW 50th Street Sunrise, FL 33351</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, parcel of land or condominium unit situated in 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 Document Book 863, Page 647.

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

A map showing the above described property is recorded in Plat File 10, Slide 520.

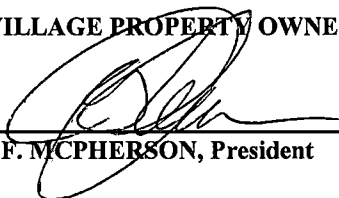
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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.

QUALLA VILLAGE PROPERTY OWNERS ASSOCIATION

By:



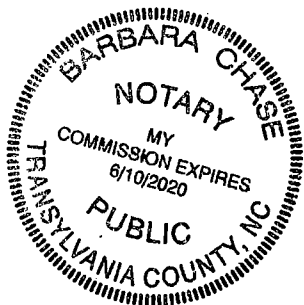
JAMES F. MCPHERSON, President

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, the undersigned Notary Public of the County and State aforesaid, certify that JAMES MCPHERSON, personally appeared before me this day and acknowledged that he is President of the Qualla Village Property Owners Association, a corporation of the State of North Carolina 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 26th day of November, 2019.

(Affix Seal)



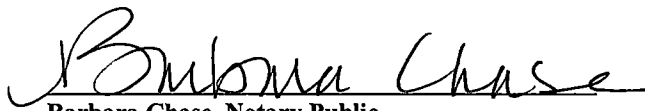

Barbara Chase, Notary Public
My Commission Expires: 06/10/2020

EXHIBIT A - LEGAL DESCRIPTION

All of Lot 1B, as shown on the Plat recorded in Plat File 10, Slide 520, Transylvania County Registry. This Lot was previously comprised of Lots 58 and 59 in Unit 5 of the Connestee Falls Development, but were combined into a single lot pursuant to the referenced Plat.

The parcel conveyed is released from all provisions of the Covenants for Qualla Village, including those recorded in Book 424, Page 554. The parcel will remain subject to the Covenants for Connestee Falls, and may be known as Lot 59A, Unit 5.

Grantor represents and warrants that this conveyance and the release from the Covenants was approved in writing by more than 80% of the owners in the Qualla Village development.

Grantor reserves a right of way for the location and maintenance of the two existing docks on Lake Ticoa connected to Lot 1B, with a right of way over the existing access road along the Lake to the docks, to be used by residents of Qualla Village and their guests. Grantee shall have a first priority right to use of the docks for one boat.

Grantor conveys to Grantee a right of way for parking in the lot west of Lot 1B, to be used for overflow and in bad weather, but only as extra space in the Lot is available.