



**2018005007**

TRANSYLVANIA CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$550.00**

PRESENTED & RECORDED  
09-28-2018 04:24:58 PM

CINDY M OWNBEY

REGISTER OF DEEDS

BY: D REE MCCALL  
DEPUTY REGISTER OF DEEDS

**BK: DOC 857**

**PG: 596-598**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$550.00

Parcel Identifier No. 98582-79-2840 Verified by \_\_\_\_\_ County on the 28 day of September, 2018

By: *DM*

Mail/Box to: Donald E. Jordan, Attorney at Law, 4 West Main St., Ste. 5, Brevard NC 28712

This instrument was prepared by: David C. Neumann, Attorney at Law (18-900)

Brief description for the Index: 141 Middle Connestee Trail, Brevard NC 28712

THIS DEED made this 13<sup>th</sup> day of September 2018, by and between

GRANTOR	GRANTEE
<p>Mary Elizabeth Thompson and husband, Christopher John Thompson</p>	<p>Walter Perry and Elizabeth M. Merriken <i>as joint tenants with right of survivorship</i> 141 Middle Connestee Trail Brevard NC 28712</p>
<p>1001 Almondwood Dr. Trinity FL 34655</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 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 Document Book 438, page 685. All or a portion of the property herein conveyed x includes or \_\_\_ does not include the primary residence of Grantor. A map showing the above described property is recorded in Plat Book \_\_, Page \_\_.

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.

By: \_\_\_\_\_  
 \_\_\_\_\_ (SEAL)  
 Mary Elizabeth Thompson  
 Mary Elizabeth Thompson

By: \_\_\_\_\_  
 \_\_\_\_\_ (SEAL)  
 Christopher John Thompson  
 Christopher John Thompson

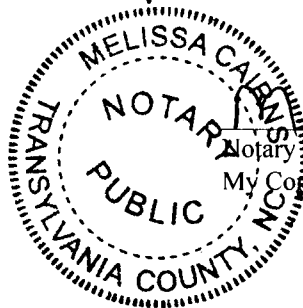
By: \_\_\_\_\_  
 Title: \_\_\_\_\_ (SEAL)

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

STATE OF North Carolina  
COUNTY OF Transylvania

I, Melissa Cairns, the undersigned Notary Public of the County and State aforesaid, certify that Mary Elizabeth Thompson and Christopher John Thompson personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and seal this 20<sup>th</sup> day of September, 2018.



Melissa Cairns  
Notary Public  
My Commission Expires: 6/06/2022

**Prepared by: The Neumann Law Firm, PLLC**

**David C. Neumann 18-690**

**EXHIBIT "A"**

BEING all of Lot 31, Unit 8, of Connestee Falls Development as shown by a plat thereof recorded in Plat Book 4, Pages 74-74B, 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 Fifth Restatement of Declaration of Restrictive Covenants for Connestee Falls recorded in Document Book 779, page 314, 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 as set out in Book 232, page 870, 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.