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Filed for registration on the 24 day of Aug
20 04 at 11:30 o'clock A m. and registered and
verified on the 24 day of Aug 2004
in book no 248 of page 311
Cindy M Aubrey
Register of Deeds, Transylvania County
By: Paige Lapps, Deputy

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 40.00

Parcel Identifier No. _____ Verified by _____ County on the 24 day of August, 2004
By: BM

Mail/Box to: The Neumann Law Firm

This instrument was prepared by: David C. Neumann, Attorney at Law 04-866

Brief description for the Index: _____

THIS DEED made this 9th day of August, 2004, by and between

GRANTOR	GRANTEE
Connestee Falls Property Owners Association, Inc. and Roger K. Lawrence and wife, Margaret D. Lawrence	Roger K. Lawrence and Margaret D. Lawrence, husband and wife 405 Kanasdatsi 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 _____, Dunns Rock Township, Transylvania County, North Carolina and more particularly described as follows:

The property hereinabove described was acquired by Grantor by instrument recorded in Book 344/148 page 192/546.

A map showing the above described property is recorded in Plat Book _____ page _____.

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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.

Connestee Falls Property Owners Association, Inc. (Entity Name) _____ (SEAL)
Roger K. Lawrence

By: R.A. Youngerman _____ (SEAL)
Margaret D. Lawrence

Title: _____

By: [signature] _____ (SEAL)

Title: Assistant Secretary

By: _____ _____ (SEAL)

Title: _____

State of North Carolina - County of Transylvania

I, the undersigned Notary Public of the County and State aforesaid, certify that Roger K. Lawrence and wife, Margaret D. Lawrence 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 16th day of August, 2004.

My Commission Expires: _____ _____
Notary Public

State of North Carolina - County of Transylvania

I, the undersigned Notary Public of the County and State aforesaid, certify that R.A. Youngerman personally came before me this day and acknowledged that he is the President of Connestee Falls Property Owners Association, Inc., 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 16th day of August, 2004.

My Commission Expires: 11-23-2007 Sharon M. Jenkins
Notary Public

State of North Carolina - County of Transylvania

I, the undersigned Notary Public of the County and State aforesaid, certify that _____.

Witness my hand and Notarial stamp or seal, this _____ day of _____, _____.

My Commission Expires: _____ _____
Notary Public

The foregoing Certificate(s) of Sharon M Jenkins 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.

Cindy M Ownbey Register of Deeds for Transylvania County

By: [signature] Deputy/Assistant - Register of Deeds

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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.

Connestee Falls Property Owners Association, Inc. (Entity Name)

By: _____

Title: _____

By: _____

Title: _____

By: _____

Title: _____

Roger K Lawrence (SEAL)
Roger K. Lawrence

Margaret D Lawrence (SEAL)
Margaret D. Lawrence

_____ (SEAL)

_____ (SEAL)

State of North Carolina - County of Transylvania

I, the undersigned Notary Public of the County and State aforesaid, certify that Roger K. Lawrence and wife, Margaret D. Lawrence 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 16th day of August, 2004.

My Commission Expires: 07.28.2006

Deborah K Hightower
Notary Public

NOTARY PUBLIC DEBORAH K HIGHTOWER TRANSYLVANIA COUNTY

State of North Carolina - County of Transylvania

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 Connestee Falls Property Owners Association, Inc., 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 16th day of August, 2004.

My Commission Expires: _____

_____
Notary Public

State of North Carolina - County of Transylvania

I, the undersigned Notary Public of the County and State aforesaid, certify that _____.

Witness my hand and Notarial stamp or seal, this _____ day of _____, _____.

My Commission Expires: _____

_____
Notary Public

The foregoing Certificate(s) of Deborah K Hightower 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.

Cindy McCumbee Register of Deeds for Transylvania County

By: Judy Lamps Deputy/Assistant - Register of Deeds

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Prepared by: David C. Neumann
Attorney at Law

Exhibit "A"

BEING all of Lot 27A of Unit 28 of Connestee Falls Development as shown by a plat thereof recorded in Plat File 10, Slide 864, Records of Plat for Transylvania County, North Carolina and being the combination of Lot 27 of Unit 28 of Connestee Falls Development as shown by Plat thereof, recorded in Plat Book 5, Pages 80-80B and Lot 28A of Unit 28 of Connestee Falls Development as shown by Plat thereof, recorded in Plat File 10, Slide 69, Records of Plats for Transylvania County North Carolina.

Subject to restrictive covenants recorded in Book 189, page 443, Records of Deeds for Transylvania County, North Carolina, as amended in Book 190, page 437, Records of Deeds for Transylvania County, North Carolina and all other valid amendments thereto, including the revised, amended and restated Declaration recorded in Deed Book 289, page 107, Transylvania County Registry, as amended by Amendment to the Declaration of Restrictive Covenants recorded in Deed Book 320, page 389, Transylvania County Registry, and the amendment to the Declaration of Covenants, Conditions and Restrictions and the Bylaws of Connestee Falls Property Owners Association, Inc., dated August 8, 1992 and recorded in Book 354, page 4, Records of Deeds for Transylvania County, North Carolina, and the Second Restatement of Declaration of Restrictive Covenants for Connestee Falls and recorded in Deed Book 413, Page 30, Records of Deeds for Transylvania County and by supplemental Declarations of Restrictive Covenants of record in the Transylvania County Registry , and the Third Restatement of Declaration of Restrictive Covenants for Connestee Falls and recorded in Deed Book 421, page 161, records of Deeds For Transylvania County, and by supplemental declarations of Restrictive Covenants of record in Transylvania County Registry.

Also subject to the restriction that the above described property cannot be separated or subdivided for resale, devise or gifting.

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.

The Connestee Falls Property Owners Association, Inc. is joining in the execution of the deed for the purpose of assenting to the combination of the above described lots and also for the purpose of conveying Unit 28, Lot 27 to the grantee.

Subject to an easement for the drainage course as it now exists between the culvert underneath Kanasdatsi Drive flowing across old Lot 27, Unit 28, Connestee Falls Development as recorded in Plat Book 5, Pages 80-80B Transylvania County Registry to a culvert under a gravel road running along the edge of Lake Ticoa for the maintenance and management of said water course by the Connestee Falls Property Owners Assocation, Inc.