2017001016
TRANSYLVANIA CO, NC FEE $26.00
STATE OF NC REAL ESTATE EXTX
$600.00
PRESENTED & RECORDED:
02-24-2017 02:45:33 PM
CINDY M OWNBEY
REGISTER OF DEEDS
BY: BEVERLY MCJUNKIN
DEPUTY REGISTER OF DEEDS
BK: DOC 795
PG: 455-457

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: $600.00

Parcel Identifier No. 8582-97-4326-000 Verified by Tm County on the 24 day of Feb, 2017
By:

Mail/Box to: Donald E. Jordan, Attorneys at Law, 4 W. Main St. Brevard, NC 28712

This instrument was prepared by: David C. Neumann, Attorney at Law (17-116)

Brief description for the Index: 42 Gvli Crt, Brevard NC Lot 135-A Unit 12 of Connestee Falls

THIS DEED made this 1st day of February, 2017, by and between

GRANTOR	GRANTEE
Raymond J. Kohere, by and through his Attorney in Fact, Brent Alan Kohere, And wife, Patricia A. Kohere, by and through her Attorney in Fact, Brent Alan Kohere	**Mark David Malvin and wife, Debra Ann Malvin**
62 Buena Vista Ave. Fair Haven NJ 07704	~~42 Gvli Crt~~ 1339 Windermere Drive ~~Brevard NC 28712~~ Pittsburgh, PA 15218

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 _____, _____ 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 404, page 751.
All or a portion of the property herein conveyed __ includes or _X_ does not include the primary residence of Grantor.
A map showing the above described property is recorded in Plat File ___, Slide ___.
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.

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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.

Raymond J. Kohere By: B/A, POA (SEAL)
Raymond J. Kohere, By and Through His
Attorney in Fact, Brent Alan Kohere

Patricia A. Kohere By: B/A, POA (SEAL)
Patricia A. Kohere, By and Through Her
Attorney in Fact, Brent Alan Kohere

STATE OF Pennsylvania
COUNTY OF Montgomery

I, Lauren Marello, the undersigned Notary Public for said County and State, certify that Brent Alan Kohere, Attorney-in-Fact for Raymond J. Kohere, personally appeared before me this 22nd day of February, 2017, and by me being sworn, says that he executed the foregoing and annexed instrument for and in behalf of the said Raymond J. Kohere and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed and recorded in Document Book 795, Page 126, Transylvania County Registry on the 21st day of February, 2017 and this instrument was executed under and by virtue of the authority given by said instrument granting him power-of-attorney. I do further certify that the said Brent Alan Kohere acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expresses for and in behalf of the said Raymond J. Kohere.

Notary Public
My Commission expires: March 25 2019

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Lauren Marello, Notary Public
Upper Merion Twp, Montgomery County
My commission expires March 25, 2019

STATE OF Pennsylvania
COUNTY OF Montgomery

I, Lauren Marello, the undersigned Notary Public for said County and State, certify that Brent Alan Kohere, Attorney-in-Fact for Patricia A. Kohere, personally appeared before me this 22nd day of February, 2017, and by me being sworn, says that he executed the foregoing and annexed instrument for and in behalf of the said Patricia A. Kohere and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed and recorded in Document Book 795, Page 139, Transylvania County Registry on the 21st day of February, 2017 and this instrument was executed under and by virtue of the authority given by said instrument granting him power-of-attorney. I do further certify that the said Brent Alan Kohere acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expresses for and in behalf of the said Patricia A. Kohere.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Lauren Marello, Notary Public
Upper Merion Twp, Montgomery County
My commission expires March 25, 2019

Notary Public
My Commission expires: March 25 2019

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Prepared by: **Neumann Law Firm, PLLC**
David C. Neumann

EXHIBIT "A"

BEING all of Lot 135A, Unit 12 of Connestee Falls Development as shown by a plat thereof recorded in Plat File 17, Slide 38, Records of Plat 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 Document Book 512, page 224, 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 Deed Book 222, page 844, and Book 309, Page 136 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.