

SWAIN COUNTY TAX OFFICE
Date 10-4-21
Stamps 685.00
PIN 664100253517
Signature BewA

FILED Oct 04, 2021
AT 03:54:34 pm
BOOK 00498
START PAGE 1003
END PAGE 1006
INSTRUMENT # 02490

(ALL TAXES PAID ON THIS PARCEL ONLY)
Except 2021

EXCISE TAX \$685.00

**TITLE TO THE PROPERTY HEREIN DESCRIBED IS NOT CERTIFIED
UNLESS A WRITTEN TITLE OPINION HAS BEEN RENDERED THEREON**

Excise Tax: \$685.00

*Delinquent taxes, if any, to be paid by the closing attorney to the County Tax Collector upon
disbursement of closing proceeds.*

This instrument is prepared by: M. Ellen Davis, Attorney at Law, Post Office Drawer 1269
Andrews, North Carolina, 28901

Brief description for the Index: Lots 29-32, Nantahala Village, Nantahala Township

CURRENT PARCEL NO. : 664100253517

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 28th day of September, 2021 by and between **ROUMELCO
PROPERTIES, LLC, a North Carolina Limited Liability Company**, Grantor, to **NATALIA
SAFAR**, Grantee, whose address is 3029 NE 188th Street, Unit 414, Aventura, Florida 33180.

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 Grantors for a valuable consideration paid by the Grantee, the receipt of which is
hereby acknowledged, has and by these presents do grant, bargain, sell and convey unto the Grantee
in fee simple, all that certain tract or parcel of land situate in Nantahala Township, Swain County,
North Carolina, and being more particularly described as follows:

BEING that certain tract or parcel of land lying in Nantahala Township, Swain County, North Carolina and being more particularly described as Lot Nos. 29-32 of Village Preserve at Nantahala Village Subdivision, containing 12,162.44 square feet, more or less, as described on that plat of survey entitled "Village Preserve At Nantahala Village" drawn by Sylvia E. Higdon, P.L.S. L-4369, dated December 8, 2006, which said plat is duly recorded in the Office of the Register of Deeds for Swain County, North Carolina, in Plat Cabinet 4 at Slide 2030, to which reference is hereby made for a more particular description of said property.

THIS CONVEYANCE IS MADE SUBJECT TO all matters set forth in the Conservation Easement granted to North American Land Trust as recorded in Book 240 at Page 638, as amended by that indenture filed of record in Book 346 at Page 824, Swain County Records.

THIS CONVEYANCE IS MADE SUBJECT TO all easements for existing roads and public utilities, including water lines, power lines, cable lines, sewer lines and other similar utilities and to all easements which are shown on the various plats of the Nantahala Village Resort property which are of record in the Office of the Register of Deeds for Swain County, North Carolina, and to applicable restrictive covenants of record and to governmental rules and regulations which are applicable to said lands, if any, and to Swain County, North Carolina.

THIS CONVEYANCE IS EXPRESSLY MADE SUBJECT to those certain covenants, restrictions and conditions governing the Nantahala Village Resort and the Village Preserve at Nantahala Village contained in those certain instruments recorded in Book 125 at Page 1, Book 139 at Page 63, Book 339 at Page 951, Book 471 at Page 903 and Amended and Restated Declaration of Covenants, Conditions and Restrictions for Nantahala Village Resort in Book 495 at Page 186, Swain County Registry.

All of the lands, rights, privileges, easements and appurtenances as are described in and conveyed by the deed from William P. Eilf, Jr., joined by his wife, Samantha Eilf, to Wese, Inc. dated December 15, 2008, recorded in Book 339 at Pages 948-950, Swain County Public Records and being described therein as follows:

Lots 14-17; 25-28; 29-32; 34, 35, 36, 37, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, and 55 of the Village Preserve at Nantahala Village, as surveyed and platted by Herron Associates and shown on their boundary survey under date of December 8, 2006 Project No. 06052201, Sheet 157-377-A, which plat is of record in the Office of the Register of Deeds, Swain County, North Carolina in Plat Cabinet 4 at Slide 2030 to which plat as so recorded reference is hereby had for more complete and particular description of the lands, rights, easements and appurtenances hereby conveyed.

There are improvements located on the lands hereby conveyed and this instrument further conveys said improvements, together with all furniture, appliances, fixtures and other contents now located therein.

THIS CONVEYANCE IS MADE TOGETHER WITH AND SUBJECT to the right to use in common with all others who may now have or may hereafter acquire the right to use the same, the existing 20-foot wide road and utility right of way easement, as shown on said plat extending from the lands hereby conveyed in a general eastwardly direction to the point of intersection with US Highway 19/74.

THIS CONVEYANCE IS MADE TOGETHER WITH AND SUBJECT the right to take sufficient water for domestic residential purposes for each of the lots and improvements hereby conveyed, from the existing water system servicing the lands hereby conveyed and other portions of the Nantahala Village development, in common with all other parties who now have or hereafter acquire the right to utilize said water supply, and together with the right to maintain, repair and replace the underground water pipelines running from the reservoir to the lands hereby conveyed as the same are now in existence, the well and reservoir and the underground water pipelines connecting the same and all pumps and electric supply sources which form the water supply system.

THIS CONVEYANCE IS MADE TOGETHER WITH AND SUBJECT the right to use in common with all other parties who may now have or may hereafter acquire the right to use the same, the existing sewage disposal system, together with the right to maintain, repair and replace the pipelines, drain field areas and the disposal plant servicing the same.

The road, water and sewer rights hereby conveyed are conveyed subject to the obligation of Grantees to share in the cost of maintenance, operation, repair and replacement thereof, and to pay such fee as is established by the owners thereof, from time to time.

The rights of use are conditioned upon prompt payment of the assessments relating thereto. Grantees are additionally obligated to pay an annual improvement assessment in the amount of \$600.00 per lot, or as amended per lot, and payable on each January 1st or at a time as established by the owners.

EXCEPTED FROM THE LANDS hereby conveyed are those certain portions thereof which are described in the deeds of record in the Office of the Register of Deeds for Swain County, North Carolina.

THIS CONVEYANCE IS MADE SUBJECT to any and all Release Deeds of record in the Swain County, North Carolina Registry.

For source of title see a portion of Book 431 at Page 592, Swain County Registry.

Based upon information furnished by the Grantor(s) or any agent of the Grantor(s), the information and the accuracy of the mailing address and the primary residence is not guaranteed by the preparing attorney. All or a portion of the property herein conveyed does not include a residence of the Grantor.

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 except for the exceptions hereinafter stated.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

ROUMELCO PROPERTIES, LLC,
a North Carolina Limited Liability Company

By: *Constantine Roumel* (SEAL)
CONSTANTINE ROUMEL, Member/Manager

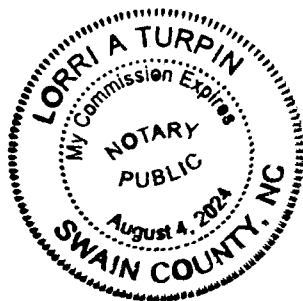
STATE OF NORTH CAROLINA

COUNTY OF Swain

I, Lorri A. Turpin, a Notary Public of said State and County, certify that CONSTANTINE ROUMEL, personally came before me this day and acknowledged that he is Member/Manager of ROUMELCO PROPERTIES, LLC, a North Carolina Limited Liability Company, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its Member/Manager.

WITNESS my hand and Notarial Seal, this the 28 day of September, 2021.

My Commission Expires:
August 4, 2024



Lorri A. Turpin
Notary Public