  
**2019002775**  
 TRANSYLVANIA CO, NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$1250.00**  
 PRESENTED & RECORDED:  
**06-06-2019 12:29:43 PM**  
 CINDY M OWNBEY  
 REGISTER OF DEEDS  
 BY: CHRISTINA HARRIS  
 DEPUTY REGISTER OF DEEDS  
**BK: DOC 881**  
**PG: 821-823**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$1,250.00 Return after recording to: Donald E. Jordan  
 Brief description for the Index: Lot 57, Unit 21, Connestee Falls  
 This Deed was prepared by: Donald E. Jordan, Attorney at Law  
 This property does not include the primary residence of Grantor

*6/6/19 JM*

**This DEED is made this 31<sup>st</sup> day of May, 2019, by and between:**

**GRANTOR: BARBARA B. VAN DYKE, unmarried,**  
**Widow of Tom G. Van Dyke, who died on November 10, 2017**  
 Grantor's Address: 9341 Triana Terrace, Apt. 3, Fort Myers, FL 33912  
  
**GRANTEE: LOUIS PHILIP CARAVELLA and**  
**PATRICIA R. CARAVELLA,**  
**Husband and Wife**  
 Grantee's Address: 1220 Monica Drive, Allen, TX 75031

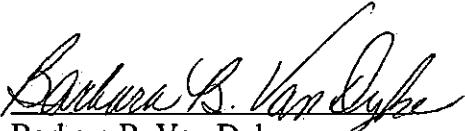
The designation Grantor and Grantee in this Deed shall include the parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

The Grantor, for a valuable consideration paid by the Grantee (the receipt of which is acknowledged) grants, bargains, sells and conveys to the Grantee in fee simple, all of the lot or parcel of land located in the Dunns Rock Township, Transylvania County, North Carolina, and as is described in the attached Exhibit "A." This is all of the same property acquired by Grantor by Deed recorded in Document Book 441, Page 97, Transylvania County Registry. This conveyance is made subject to easements and rights of way of record, to any covenants of record, and to real property taxes for the current year.

**THIS CONVEYANCE IS MADE FOR THE GRANTEE TO HAVE AND TO HOLD the Property and all privileges and appurtenances belonging to the Property in fee simple.**

The Grantor covenants with the Grantee that Grantor is seized of the Property 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, subject only to the stated exceptions.

Grantor is signing this Deed as of the date specified above.

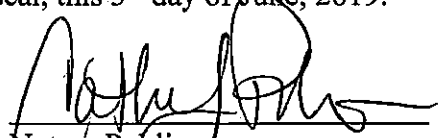
  
Barbara B. Van Dyke

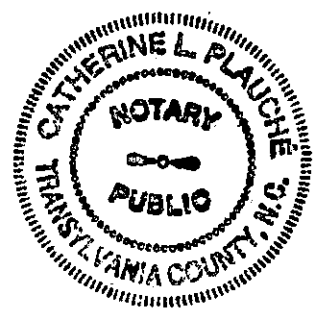
STATE OF NORTH CAROLINA  
COUNTY OF TRANSYLVANIA

I, Catherine L. Plauché, a Notary Public of the specified County and State, certify that Barbara B. Van Dyke personally appeared before me this day and acknowledged the voluntary execution of this Deed.

Witness my signature and official stamp or seal, this 3<sup>rd</sup> day of June, 2019.

My commission expires: May 24, <sup>2022</sup>~~2019~~

  
Notary Public



**EXHIBIT "A"**

All of Lot Number 57 (Revised), Unit 21, of Connestee Falls Development as shown by the Plat recorded in Plat File 12, Slide 224, Records of Plats for Transylvania County, North Carolina.

This conveyance is made subject to the Declaration of Restrictive Covenants by Connestee Falls Development Corporation, as originally recorded in Deed Book 189, Page 443 of the Transylvania County Registry, and as the Covenants have since been supplemented, amended, and restated, including the Fifth Restatement recorded in Document Book 779, Page 314, Transylvania County Registry.

Subject to a right-of-entry for improvements, and to rights-of-way for roads and utilities in place or of record.