

**2018005988**TRANSYLVANIA CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT X**\$470.00**

PRESENTED & RECORDED:

11-20-2018 12:36:23 PM

CINDY M OWNBEY
REGISTER OF DEEDSBY: KARIN SMITH
DEPUTY REGISTER OF DEEDS**BK: DOC 863****PG: 92-94****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$470.00

Parcel Identifier No. 8596-02-3514 Verified by Transylvania County on the 20 day of November, 2018
By: RBMail/Box to: Ramsey & Pratt, PA, 35 N Gaston St., Brevard NC 28712This instrument was prepared by: David C. Neumann, Attorney at Law (18-1108)Brief description for the Index: Lot 12 of Broadview Estates Subdivision, Brevard NC 28712THIS DEED made this 13th day of November 2018, by and between

GRANTOR	GRANTEE
Mark Reed Meldola, single	Alexandra N. Dunne
261 Pleasant Hill Dr. Brevard NC 28712	120 Broadview Circle 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 Brevard, Brevard, 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 637, page 779. 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.

_____ Mark Reed Meldola (SEAL)
 Mark Reed Meldola

By: _____ (SEAL)

By: _____ (SEAL)
 Title: _____

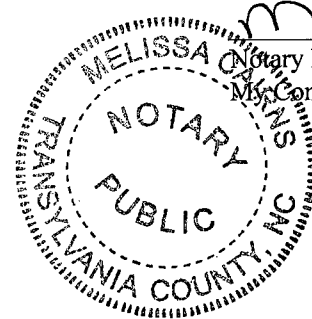
By: _____ (SEAL)
 Title: _____

STATE OF North Carolina
 COUNTY OF Transylvania

I, Melissa Cairns, the undersigned Notary Public of the County and State aforesaid, certify that Mark Reed Meldola 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 19th day of November, 2018.

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



Prepared by: The Neumann Law Firm, PLLC

David C. Neumann 18-1108

EXHIBIT "A"

Being all of Lot 12 of Broadview Estates Subdivision as shown on a plat recorded in Plat Book 3, Slide 28, Records of Plats for Transylvania County, and as resurveyed, replatted and shown on a new plat thereof recorded in Plat File 18, Slide 364, Records of Plats for Transylvania County.

Subject to restrictive and protective covenants and easements appearing of record in Book 150, page 137, Records of Deeds for Transylvania County, and to all easements and other matters shown on the recorded plats hereinabove referred to.

Being all the same land described in a deed from Aida Torres White (widow) to Mark Reed Meldola, dated December 12, 2012, and recorded in the office of the Register of Deeds for Transylvania County in Document Book 637, page 779.