

2021004655

TRANSYLVANIA COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX

\$2200.00

PRESENTED & RECORDED

06/21/2021 12:49:05 PM

CINDY M OWNBEY

REGISTER OF DEEDS

BY: D REE MCCALL

DEPUTY REGISTER OF DEEDS

BK: DOC 987

PG: 349 - 351

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$2,200.00

Return after recording to: Neumann Law Firm, 9 Park Place W #102, Brevard, NC 28712

This Deed was prepared by: Richard B. Daniel, PLLC

Brief description for the Index: Lot 57 Revised, Unit 21, Connestee Falls

This property does not include the primary residence of Grantor

PIN# 8583-91-3225-000

This DEED is made this 14th day of May, 2021, by and between:

GRANTOR: **LOUIS PHILIP CARAVELLA AND PATRICIA R. CARAVELLA, Married to Each Other**

Grantor's Address: 811 Shackleford Lane, Prosper, TX 75078

GRANTEE: **CARL HANKS AND JENEICE RENEE HANKS, Married to Each Other**

Grantee's Address: 2204 Deepwood Drive, Wilmington, NC 28405

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 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 881, Page 821, 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.

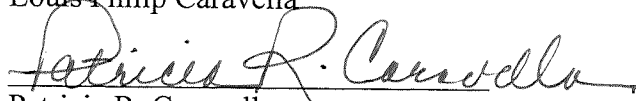
THIS CONVEYANCE IS MADE FOR THE GRANTEE TO HAVE AND TO HOLD the Property and all privileges and appurtenances belonging to the Property in fee simple.

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.



Louis Philip Caravella

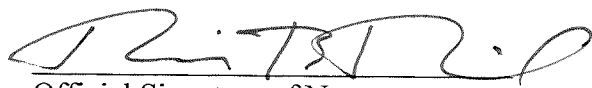


Patricia R. Caravella

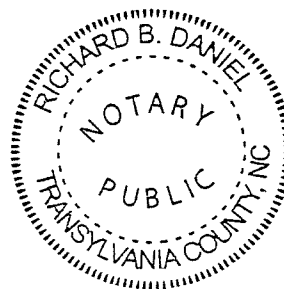
STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, Richard B. Daniel, Notary Public, do hereby certify that Louis Philip Caravella and Patricia R. Caravella personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 9th day of June, 2021.



Official Signature of Notary



My Commission Expires: July 4, 2024

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 Count Registry.

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

Tax Parcel Number: 8583-91-3225-000

Property Address: 104 Kanvsita Court, Brevard, NC 28712