

**2016004386**TRANSYLVANIA CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXTX  
**\$335.00**PRESENTED & RECORDED  
09-08-2016 10:14:23 AMCINDY M OWNBEY  
REGISTER OF DEEDS  
BY BEVERLY MCJUNKIN  
DEPUTY REGISTER OF DEEDS**BK: DOC 776****PG: 350-354****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$335.00

Parcel Identifier No. 8582-29-7845/6834-0 Verified by KC County on the 8 day of Sept, 2016  
By: \_\_\_\_\_Mail/Box to: Brian P. Philips, P.A., 30 N. Country Club Road, P.O. Box 432, Brevard, NC 28712This instrument was prepared by: Brian P. Philips, P.A., 30 N. Country Club Road, P.O. Box 432, Brevard, NC 28712

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 19th day of August, 2016 by and between

**GRANTOR**

 William Paul Catoe, Jr. and Sandra L. Catoe,  
Co-Trustees of the Paul and Sandy Catoe  
Living Trust dated June 10, 2009  
1205 Floresilla de Avila  
Tampa, FL 33643

**GRANTEE**

 James W. O'Neal, III, Co-Trustee and Susan A.  
O'Neal, Co-Trustee of the O'Neal Living Trust  
dated August 18, 1995  
7200 Reserve Creek Drive  
Port Saint Lucie, FL 34986

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 \_\_\_\_\_, Dunns Rock Township, Transylvania County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" and "B" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

The property hereinabove described was acquired by Grantor by instrument recorded in Book 608 page 25-28.All or a portion of the property herein conveyed \_\_\_ includes or X does not include the primary residence of a Grantor.A map showing the above described property is recorded in Plat Book 4 page 65-65C.

NC Bar Association Form No. 3 © 1976, Revised © 1/1/2010

Printed by Agreement with the NC Bar Association

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.

By: \_\_\_\_\_ (Entity Name)

William Paul Catoe, Jr.  
Print/Type Name: William Paul Catoe, Jr., Co-Trustee

By: \_\_\_\_\_

Sandra L. Catoe  
Print/Type Name: Sandra L. Catoe, Co-Trustee

Print/Type Name & Title: \_\_\_\_\_

By: \_\_\_\_\_

Print/Type Name: \_\_\_\_\_

Print/Type Name & Title: \_\_\_\_\_

By: \_\_\_\_\_

Print/Type Name: \_\_\_\_\_ (SEAL)

Print/Type Name & Title: \_\_\_\_\_

State of Florida - County or City of HILLSBOROUGH

I, the undersigned Notary Public of the County or City of HILLSBOROUGH and State aforesaid, certify that William Paul Catoe, Jr., Co-Trustee and Sandra L. Catoe, Co-Trustee personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 19 day of AUGUST, 2016.

My Commission Expires: 12/18  
(Affix Seal)



Mitzi Schoch  
Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_

I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ personally came before me this day and acknowledged that he is the \_\_\_\_\_ of \_\_\_\_\_, a North Carolina or \_\_\_\_\_ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
(Affix Seal)

\_\_\_\_\_  
Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_

I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
(Affix Seal)

\_\_\_\_\_  
Notary's Printed or Typed Name

EXHIBIT "A"

Tract One:

BEING all of Lot No. 56, of Unit 5, of Connestee Falls Development as shown on a Plat of a survey recorded in Plat Book 4, Page 65-65C, Records of Plats 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 Book 512, Page 224-251, 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.

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.

Tract Two:

BEING all of Lot 57, of Unit 5 of Connestee Falls Development as shown on a plat thereof recorded in Plat File 10, Slide 409, Records of Plats 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 Book 512, Page 224-251, 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.

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.

EXHIBIT "B"

STATE OF NORTH CAROLINA  
COUNTY OF TRANSYLVANIA

CERTIFICATE OF TRUST

Pursuant to the North Carolina General Statute 36C-10-1013, **WILLIAM PAUL CATOE, JR. And SANDRA L. CATOE**, Co-Trustees of **PAUL AND SANDY CATOE LIVING TRUST dated June 10, 2009**, under the agreement referenced herein, does hereby make the following representations and assurances:

1. The Grantors under the Trust Agreement are **WILLIAM PAUL CATOE, JR.** and **SANDRA LELAND CATOE**.
2. The current Co-Trustees under the **PAUL AND SANDY CATOE LIVING TRUST dated June 10, 2009** are **WILLIAM PAUL CATOE, JR.** and **SANDRA LELAND CATOE**.
3. The current address of the Co-Trustees is 1205 Floresilla de Avila, Tampa, FL 33643.
4. The Administrative Powers of the Co-Trustees under the Trust as set out in Article 10.5, Administrative Powers 10.5.2 Manage Real Property - Sign, execute, deliver and acknowledge such deeds, deeds of trust, covenants, indentures, agreements, mortgages, pledge agreements, notes receipts checks, bills of exchange, evidence of debts, releases and satisfactions of mortgage debts, judgment debts and other debts, and such other instruments in writing, of every kind and nature, as may be necessary or proper in the premises, including the right to insert the legal description of any real property involved in any of the foregoing documents;
5. The Trust Agreement is revocable by the Trustee or Successor Trustee.
6. The Trust taxpayer identification number is the SSN of the Trustees.
7. The Trustee received title to the Trust property by deed recorded in Document Book 715, Page 74-76, Transylvania County Registry, in which the Grantee was identified as being **WILLIAM PAUL CATOE, JR. and SANDRA L. CATOE, Co-Trustees of the PAUL AND SANDY CATOE LIVING TRUST DATED June 10, 2009**, including any and all amendments and/or addendums thereto, which is the same trust referred to herein.
8. The Trust Agreement has not been revoked, modified, or amended in any manner

that would cause the representations made herein to be incorrect.

William Paul Catoe, Jr. (SEAL)  
**WILLIAM PAUL CATOE, JR.**  
Co-Trustee

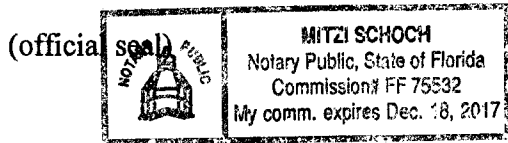
Sandra L. Catoe (SEAL)  
**SANDRA L. CATOE, Co-Trustee**

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

I, MITZI SCHOCH, Notary Public of the County and State aforesaid, certify that **William Paul Catoe, Jr. and Sandra L. Catoe**, Co-Trustees of The Paul and Sandy Catoe Living Trust dated June 10, 2009, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial seal this 19 day of August, 2016.



Mitzi Schoch  
Notary Public

My Commission Expires: 12/18/17