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Doc ID: 027215410003 Type: CRP



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Recorded: 10/13/2014 at 09:09:56 AM
Fee Amt: \$480.00 Page 1 of 3
Revenue Tax: \$454.00
Workflow# 0000240390-0001
Buncombe County, NC
Drew Reisinger Register of Deeds

BK 5251 PG 195-197

There are no delinquent taxes that are a lien on the parcel(s) described in this deed which the Buncombe County Tax Collector is charged with collecting.

10-13-14
Date

Melinda Shook
Tax Collector

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$454.00

Tax Parcel Identification Number (PIN): 9667-55-1021-C00A6

Mail after recording to: Richard J. Maita Law Office #96

This instrument is prepared by Zeno B. Lancaster, Attorney at Law (NO TITLE EXAMINATION).

*This instrument is prepared by Zeno B. Lancaster, a licensed North Carolina Attorney.
Delinquent taxes, if any, are to be paid by the closing attorney to the County Tax Collector upon disbursement of the closing proceeds.*

THIS DEED made this the 8th day of October, 2014, by and between

GRANTOR	GRANTEE
WINIFRED GOEPPNER, unmarried widow of JOE GOEPPNER.	MICHAEL EDWARD HOGG
ADDRESS: 106 Windward Court Pendleton, SC 29670	ADDRESS: 106 Woodfield Drive Asheville, NC 28803

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 Buncombe County, State of North Carolina, and more particularly described as follows:

SEE ATTACHED EXHIBIT A

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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 the Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: Subject to easements, restrictions and rights of way of record

The property described herein _____ does X does not include the primary residence of the Grantor(s).

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.

Winifred Goepner (SEAL)
WINIFRED GOEPNER

State of NORTH CAROLINA, County of BUNCOMBE Jamez
I, a Notary Public of the County and State aforesaid, certify that WINIFRED GOEPNER personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this the 8th day of October, 2014.

Amber M. Reeves
NOTARY PUBLIC
My commission expires: 4.10.18

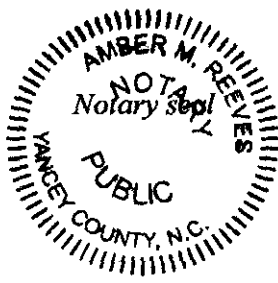


Exhibit A

BEING ALL of Unit 6 (A6), Section 1 of Woodfield Condominium as shown on a Plat therefore duly recorded in the Office of the Register of Deeds for Buncombe County, North Carolina in Plat Book 48 at Page 123, and as more fully described in the **Declaration of Condominium** dated October 22, 1982 recorded in said Register's Office in Deed Book 1306 at Page 313, as amended in **Deed Book 1307 at Page 397**, together with a **1/6th undivided interest in *the* Common Area**, as defined *in* such Declaration, which undivided interest is subject to reduction upon additional portions of the property as defined in said Declaration being subjected to the Declaration of Condominium all as more fully set forth in said Declaration.

SUBJECT TO all restrictions, easements, rules, regulations and other matters set forth in said Declaration or otherwise affecting said Unit.

AND BEING that same property as described in **Book 5077 at Page 731, Buncombe County, NC Registry**; reference to which is hereby made and incorporated herein by reference.