



sufficiency 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 tract of land situated in Buncombe County, North Carolina, and more particularly described as follows:

BEING ALL of Lot 41, containing 0.991 acres, more or less, as shown on that plat entitled "Recombination of Lot 68, Reems Creek Village" as recorded in Plat Book 196, Page 151, Buncombe County Registry, reference to which plat is hereby made for a more particular description.

TOGETHER WITH AND SUBJECT TO THE RIGHTS OF OTHERS TO a perpetual, appurtenant and non-exclusive easement of various widths as shown on the plats recorded in Plat Book 80 page 102, Plat Book 110 pages 161 & 162, and Plat Book 155 page 189 for ingress, egress and regress (and utility installation, maintenance, repair, removal and replacement as needed) from the subject Lot to Union Chapel Road (S.R. 2122) and Hamburg Mountain Road ( S.R. 2123).

And being all that property as is described in that deed as is recorded in Deed book 4919 at Page 389; and additionally a portion of that property as is described in that deed as is recorded in Deed Book 5050 at Page 899; both of the aforesaid Registry; and being more commonly known as 87 Governor Thomson Terrace, Weaverville, NC 28787; and bearing Buncombe County Tax Parcel ID 9742.95.9607.00000.

The above described property DOES  X  DOES NOT \_\_\_\_\_ include the primary residence of the Grantor.

TO HAVE AND TO HOLD the aforesaid parcel and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized 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: ad valorem taxes for the current year (prorated through the date of Settlement); utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the Property; and such liens, encumbrances or defects as may be assumed or specifically approved by Buyer in writing.

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals, or, if corporate, has caused

this Deed to be executed by its duly authorized officers, the day and year first above written.

GRANTOR:

Megan Ray Thomas  
MEGAN RAY THOMAS

STATE OF North Carolina  
COUNTY OF Buncombe

I, the undersigned Notary Public of the County and State aforesaid, do hereby certify that MEGAN RAY THOMAS personally appeared before me this day and acknowledged the due execution of the foregoing General Warranty Deed for the purposes stated therein.

Witness my hand and seal this the 02<sup>nd</sup> day of January, 2020.

[Signature]  
Ronda L. Warren, Notary Public



My Commission Expires: 05/06/2022

(SEAL)