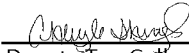


Type: CONSOLIDATED REAL PROPERTY  
Recorded: 6/6/2017 8:27:30 AM  
Fee Amt: \$526.00 Page 1 of 3  
Revenue Tax: \$500.00  
Buncombe County, NC  
Drew Reisinger Register of Deeds

**BK 5556 PG 1741 - 1743**

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

06-05-2017  
Date

  
Deputy Tax Collector

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 500.00

Parcel Identifier No. 9724-41-3673-00000 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Zeno Lancaster, Lancaster Law Firm, PLLC, 56 Central Avenue, Suite @203, Asheville, NC 28801

This instrument was prepared by: Marjorie J Maginnis, Maginnis Law Firm, PC, 44 Samayoa Place, Asheville, NC 28806

Brief description for the Index: NO TITLE OPINION OR TAX ADVICE GIVEN BY PREPARER

THIS DEED made this 24th day of May, 2017 by and between

**GRANTOR**

Sidney Braverman and wife  
Ellen Braverman  
415 Anacua Loop  
Manchaca, TX 78652

**GRANTEE**

Katherine Banko and Wade Greenberg-Brand  
as Joint Tenants with Right of Survivorship  
21 Murray DeBruhl Road  
Alexander, NC 28701

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 Alexander, \_\_\_\_\_ Township, Buncombe County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A, incorporated by reference herein

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1465 page 36.

All or a portion of the property herein conveyed X includes or \_\_\_\_\_ does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book \_\_\_\_\_ page \_\_\_\_\_.

NC Bar Association Form No. 3 © 1976. Revised © 1/1/2010  
Printed by Agreement with the NC Bar Association

Submitted electronically by "LANCASTER LAW FIRM, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Buncombe County Register of Deeds.

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: Easements, restrictions and rights of way of record

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

By: \_\_\_\_\_ (Entity Name) Sidney Braverman (SEAL)  
Print/Type Name: Sidney Braverman

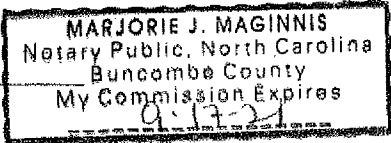
By: \_\_\_\_\_ Ellen Braverman (SEAL)  
Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: Ellen Braverman

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

State of North Carolina - County or City of Buncombe

I, the undersigned Notary Public of the County or City of Buncombe and State aforesaid, certify that Sidney Braverman and wife Ellen Braverman 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 24th day of May, 2017.

My Commission Expires: 9-17-21 (Affix Seal)  Marjorie J. Maginnis Notary Public  
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 Public  
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 Public  
Notary's Printed or Typed Name

**EXHIBIT A**

BEGINNING at a point, said point being the northeastern corner of a strip of land conveyed to Elbert Williams et ux by Deed recorded in Deed Book 1183 at Page 397, Buncombe County Registry, thence from said Beginning point, South 88 degrees, 30 minutes West 316.38 feet to a point; thence North 7 degrees, 15 minutes East 92.01 feet to a point; thence North 35 degrees, 00 minutes East 360.0 feet to an iron pin; thence North 00 degrees, 46 minutes West 193.6 feet to an iron pin in a fence line; thence North 58 degrees, 00 minutes East 184.1 feet to an iron pin in a fence line; thence South 4 degrees, 30 minutes East 462 feet to an iron pin near the western margin of the Murray DeBruhl Road; thence South 24 degrees, 10 minutes West 227.39 feet to the point and place of BEGINNING; containing 3.5 acres.

BEING the same property as shown on a survey prepared by Charles W. Smith, RLS, entitled "Property of Stephen S. Wilkinson and Wife, Kelley Wilkinson".

ALSO BEING all of the property conveyed to Sidney Braverman and Ellen Braverman, on February 18, 1987 in Deed recorded in Deed Book 1465 at Page 36, Buncombe County Registry.

TOGETHER WITH easements, restrictions and rights of way of record.