



Doc ID: 032991690003 Type: CRP
Recorded: 11/19/2019 at 03:50:11 PM
Fee Amt: \$818.00 Page 1 of 3
Revenue Tax: \$792.00
Workflow# 0000562797-0001
Buncombe County, NC
Drew Reisinger Register of Deeds

CA

BK 5835 PG 478-480

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 792.00

Parcel Identifier No. 9628-92-8238-00000 Verified by _____ County on the ____ day of _____, 20____
By: _____

✓ Mail/Box to: Worley & Peltz, PLLC, 42 Orchard Street, Asheville, NC 28801 Box 99

This instrument was prepared by: The Phillip C. Price Law Firm, PLLC, Post Office Box 1296 Enka, NC 28728 (19-1103)

Brief description for the Index: _____

THIS DEED made this 15 day of November, 2019, by and between

GRANTOR	GRANTEE
Kathrine Dalton and husband, John Mark Didier Dalton 18 Redwood Road Asheville, NC 28804	John D Motil and M. Darla Motil AKA Darla Motil, married to each other 116 Estes Court Asheville, NC 28806

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, parcel of land or condominium unit situated in the City of _____, _____ Township, _____ Buncombe County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference. This instrument was prepared by The Phillip C. Price Law Firm, PLLC without review or examination of title to the herein described property and no opinions or representations are being made either express or implied by said law firm or its attorney. This instrument was prepared by Phillip C Price, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5309 page 490.
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 116 page 85.

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:

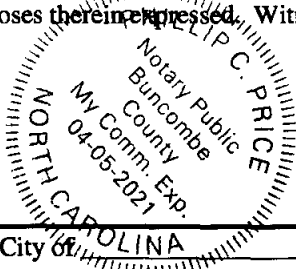
Easements, restrictions, rights of way of record and utility lines readily apparent and in existence over and under the subject property. Ad valorem taxes for the current year.

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

By: _____ (Entity Name) _____ (SEAL)
Print/Type Name: Kathrine Dalton
By: _____ (SEAL)
Print/Type Name & Title: _____ (SEAL)
Print/Type Name: John Mark Didier Dalton
By: _____ (SEAL)
Print/Type Name & Title: _____ (SEAL)
Print/Type Name: _____ (SEAL)
Print/Type Name & Title: _____ (SEAL)
Print/Type Name: _____ (SEAL)

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 Kathrine Dalton and husband, John Mark Didier Dalton 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 15 day of Nov, 2019.

My Commission Expires: 4-5-21 (Affix Seal)



_____ (Signature)
Phillip C. Price 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 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 _____ 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 _____ 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

Exhibit "A"

Being all of **Lot 6, Phase 2 of Davenport Park** as shown on plat recorded in **Plat Book 116, at Page 85** of the Buncombe County, NC Register's Office; reference to which Plat is hereby made for a more particular description of said property.

Together with and Subject to the Declaration of Restrictive Covenants for Davenport Park Subdivision as recorded in Book 4631, at Page 1616, Buncombe County, Nc Register's Office.

Together with and Subject to those easements and rights of way shown on the above referenced plat and as recorded in the Buncombe County, Nc Register's Office.

And being all of that property described in deed recorded in **Book 5309, at Page 490** of the Buncombe County, NC Register's Office.

  _____

19-1103