



Doc ID: 033053750003 Type: CRP
Recorded: 12/04/2019 at 02:59:11 PM
Fee Amt: \$476.00 Page 1 of 3
Revenue Tax: \$450.00
Workflow# 0000575004-0001
Buncombe County, NC
Drew Reisinger Register of Deeds

BK 5840 PG 228-230

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$450.00

Parcel Identifier No. 9628-57-6230-00000 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: Goosmann Rose Colvard & Cramer, P.A., (19-6127 GFG tah)

Brief description for the Index: _____

THIS DEED made this 3 day of December, 2019, by and between

GRANTOR	GRANTEE
Stewart & Clark Properties, LLC, a Tennessee Limited Liability Company 49 CC Camp Road Cookeville, TN 38501	Gary Fabrikant and Jeri Mitrani* 154 Johnston Boulevard Asheville, NC 28806 *married to each other

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 Asheville, 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 Law Office of Goosmann Rose Colvard & Cramer, P.A. without review or examination of the herein described property and no opinions or representations are being made, either expressed or implied, by said law firm or any of its attorneys. This instrument was prepared by George F. Goosmann, IV., a licensed NC 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 5263 page 907.

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 142 page 114.

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: Those matters set forth in the description for the property; easements and rights of way of record or in place; restrictive covenants of record; the use provisions of any governmental ordinance affecting the property and taxes for the current year.

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

Stewart & Clark Properties, LLC. _____ (SEAL)
a Tennessee Limited Liability Company _____
(Entity Name) _____
Print/Type Name: _____

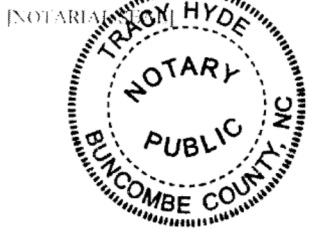
By: [Signature] _____ (SEAL)
Print/Type Name & Title: John Stewart, Member/Manager _____
Print/Type Name: _____

By: _____ (SEAL)
Print/Type Name & Title: _____
Print/Type Name: _____

By: _____ (SEAL)
Print/Type Name & Title: _____
Print/Type Name: _____

State of North Carolina – County of Buncombe

I, the undersigned Notary Public of the County and State aforesaid, certify that John Stewart, personally appeared before me this day and acknowledged that he is the Member/Manager of Stewart & Clark Properties, LLC, a Tennessee Limited Liability Company; 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 3 day of December 2019.



[Signature]
Notary Public: Tracy Hyde
My commission expires: 08/07/2022

The foregoing Certificate(s) of _____
is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

_____ Register of Deeds for _____ County
By: _____ Deputy/Assistant –Register of Deeds

EXHIBIT "A"

Being all of Lot 2B as shown on that plat entitled "Minor Subdivision Survey of Lot 2 of Catherine Summer Boulden Subdivision" recorded in Plat Book 142, at Page 114 of the Buncombe County, NC Register's Office; reference to which Plat is hereby made for a more particular description of said Property.

The above described Lot 2B is conveyed together with and subject to that shared drive and maintenance agreement that serves both Lots 2A and Lot 2B of the aforesaid Plat as further described in Record Book 5822 at Page 458 of the Buncombe County, NC Register's Office.

The above-described property being a portion of that property conveyed in that deed recorded in Record Book 5263, at Page 907 of the Buncombe County, NC Register's Office.

