



2015003753

TRANSYLVANIA CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT X
\$588.00

PRESENTED & RECORDED
07-31-2015 11:50:21 AM

CINDY M OWNBEY
REGISTER OF DEEDS
BY: KARIN SMITH
DEPUTY REGISTER OF DEEDS

BK: DOC 734

PG: 634-636

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$ 588.00

Parcel Identifier No. _____ Verified by _____ County on the 31 day of July, 2015
By: _____

Mail/Box to: Mr. Donald Jordan

This instrument was prepared by: Thomas K. McClellan - No Title Work Performed by Preparer.

Brief description for the Index: _____

THIS DEED made this 30 day of July, 2015, by and between

GRANTOR

GRANTEE

Asheville Savings Bank, S.S.B.
PO Box 652
Asheville, NC 28802

Crystal Stella Rose Godwin
29 West French Broad Street, Unit 105
Brevard, NC 28712

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, _____ Transylvania _____ County,

North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference for a description of the real property hereby conveyed. The real property description set forth on Exhibit "A" attached hereto is hereby incorporated herein by reference to the same extent as if set forth herein in its entirety.

All of a portion of the property herein conveyed does not include the primary residence of a Grantor. 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 _____ page _____.

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 _____ page _____.

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

Subject to 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.

Asheville Savings Bank, S.S.B. (SEAL)

By: [Signature] (Entity Name) Print/Type Name: _____

Print/Type Name & Title: David A. Kozak, Exec. Vice President Print/Type Name: _____

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

By: _____ (SEAL) Print/Type Name & Title: _____ Print/Type 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 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 North Carolina - County or City of Transylvania I, the undersigned Notary Public of the County or City of Transylvania and State aforesaid, certify that David A. Kozak personally came before me this day and acknowledged that he is the Exec. Vice President of Asheville Savings Bank, S.S.B., 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 28th day of July, 2015.

My Commission Expires: 2/25/2019 (Affix Seal) Lisa R. Walters Notary Public Notary's Printed or Typed Name

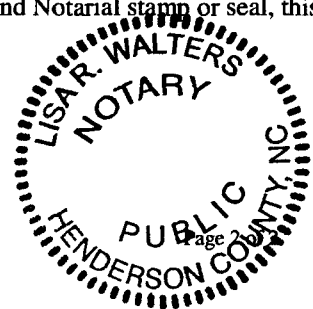


EXHIBIT "A"

Being all of Unit 105 of French Broad Place Condominium as described in the Declaration of Condominium of French Broad Place Condominium duly recorded in the Office of the Register of Deeds for Transylvania County, North Carolina in Book 502 at Page 593, as the same is amended by the First Amendment to Declaration of Condominium of French Broad Place Condominium recorded in said Register's Office in Book 673 at Page 441, and as shown and described in the plat and plans of French Broad Place Condominium recorded in said Register's Office in Plat File 13 at Pages 139 through 144, reference to all of the above being hereby made for purposes of a more particular description of said condominium unit.

Together with and including the undivided percentage interest in and to the Common Elements of French Broad Place Condominium attributable to the above described unit.

Being a portion of the real property conveyed in that Trustee's Deed from James M. Edmonds, Substitute Trustee to Asheville Savings Bank, S.S.B., dated December 28, 2012 duly recorded in the Office of the Register of Deeds for Transylvania County, North Carolina in Book 638 at Page 815, reference to which is also hereby made for purposes of further description of said condominium unit hereby conveyed.