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Doc ID: 025097180007 Type: CRP
 Recorded: 01/18/2013 at 04:26:57 PM
 Fee Amt: \$686.00 Page 1 of 7
 Revenue Tax: \$660.00
 Workflow# 0000148552-0001
 Buncombe County, NC
 Drew Reisinger Register of Deeds

BK **5061** PG **1364-1370**

NORTH CAROLINA GENERAL WARRANTY DEED

No title examination performed by deed preparer

Excise Tax: \$660.00

Parcel Identifier No. 9685-40-2811 Verified by Buncombe County on the ___ day of _____, 2013

✓ Prepared by Annika M. Brock, a licensed NC attorney.

Delinquent taxes, if any, to be paid by the Closing att to the county tax collector upon Disbursement of closing proceeds

Mail to: **JOHN ROSE, GOOSMANN ROSE COLVARD & CRAMER, PA ROD BOX 81 (12-3679 JRR 1r)**

Brief description for the Index: Lot 1 the Knolls at Brush Creek, Plat Book 65, Page 189 BOX 81

THIS DEED made this 10th day of January, 2013, by and between

GRANTOR	GRANTEE
<p>SUSAN M. LATTIN and husband ROBERT W. LATTIN 414 Kroupa Road Curlew, WA 99118</p>	<p>GARRETT EDWARD MARTIN and wife, ADDISON RUSH McMAHON MARTIN</p> <p>2 Knoll Drive Fletcher, NC 28732</p>
<p>JAMES J. MOUSHEY and wife, ANNE MOUSHEY 2463 Briarwood Road Atlanta, GA 30345</p>	<p><i>ARMA GEN</i></p>
<p>MICHAEL P. MOUSHEY, unmarried 714 E. Hollywood St., Apt # 5 Tampa, FL 3360</p>	
<p>DAVID WILLIAM MOUSHEY and wife, LAURA PEEDIN MOUSHEY 7 Emerald Court Arden, NC 28704</p>	

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 Buncombe County, North Carolina and more particularly described as follows:

See Exhibit "A", Legal Description

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4716, Page 1048, dated August 14, 2009 and recorded on August 21, 2009, Buncombe County Registry.

No portion of the property herein conveyed includes the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 65, Page 189 Buncombe County.

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:

Utilities physically located on the Property, ad valorem taxes for the current year and subsequent years, easements and restrictions of record, and any local, county, state, or federal laws, ordinances, or regulations relating to zoning, environment, subdivision, occupancy, use, construction, or development of the subject property, including existing violations of said laws, ordinances, or regulations.

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

Susan M. Lattin
Susan M. Lattin

Robert W. Lattin
Robert W. Lattin

STATE OF NORTH CAROLINA – COUNTY OF BUNCOMBE

I, the undersigned Notary Public of the County and State aforesaid, certify that Susan M. Lattin and Robert W. Lattin personally appeared before me this day and, having produced adequate proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 10th day of January, 2013.

My Commission Expires: 1-31-17

Karen R. Huebner
Notary Public



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

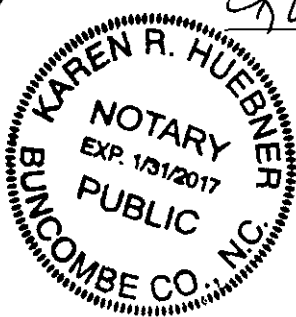
Michael P. Moushey
Michael P. Moushey

STATE OF NORTH CAROLINA – COUNTY OF BUNCOMBE

I, the undersigned Notary Public of the County and State aforesaid, certify that Michael P. Moushey personally appeared before me this day and, having produced adequate proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 10th day of January, 2013.

My Commission Expires: 1-31-17

Karen R. Huebner
Notary Public



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

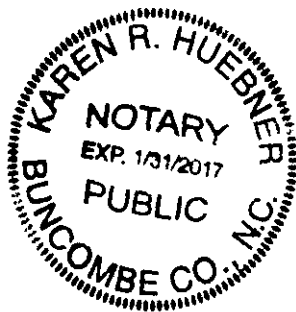
David W. Moushey
David W. Moushey

STATE OF NORTH CAROLINA – COUNTY OF BUNCOMBE

I, the undersigned Notary Public of the County and State aforesaid, certify that David W. Moushey personally appeared before me this day and, having produced adequate proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 10th day of January, 2013.

My Commission Expires: 1-31-17

Karen R. Huebner
Notary Public



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

Laura P. Moushey

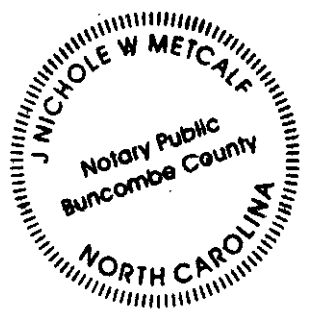
Laura P. Moushey

I, the undersigned Notary Public of the County and State aforesaid, certify that Laura P. Moushey personally appeared before me this day and, having produced adequate proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 11th day of January, 2013.

My Commission Expires: 4/30/17

J. Nichole W. Metcale

Notary Public



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

[Handwritten signature of Anne Moushey]

Anne Moushey

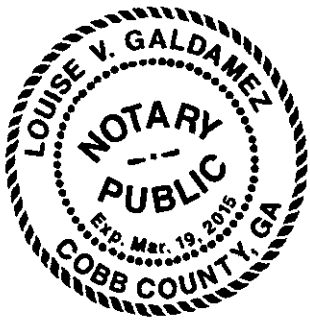
STATE OF GEORGIA – COUNTY OF ~~DeKalb~~ Cobb

I, the undersigned Notary Public of the County and State aforesaid, certify that and Anne. Moushey personally appeared before me this day and, having produced adequate proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 16th day of January, 2013.

My Commission Expires: 3-19-15

[Handwritten signature of Louise V. Galdamez]

Notary Public



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

James J. Moushey
James J. Moushey

STATE OF NORTH CAROLINA – COUNTY OF BUNCOMBE

I, the undersigned Notary Public of the County and State aforesaid, certify that James J. Moushey personally appeared before me this day and, having produced adequate proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 12th day of January, 2013.

My Commission Expires: 1-31-17

Karen R. Huebner
Notary Public

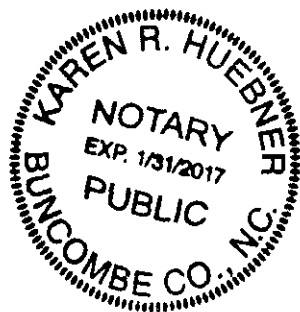


EXHIBIT "A"
LEGAL DESCRIPTION

BEING all of Lot 1 of The Knolls at Brush Creek as shown on a plat recorded in Buncombe County Plat Book 65, at Page 189, reference to which is hereby made for a more particular description of said Lot 1.

4852-1966-1842, v. 1