

3

CC



Doc ID: 022320250003 Type: CRP  
 Kind: DEED  
 Recorded: 10/23/2009 at 04:06:21 PM  
 Fee Amt: \$395.00 Page 1 of 3  
 Revenue Tax: \$370.00  
 Workflow# 0000014484-0001  
 Buncombe County, NC  
 Otto W. DeBruhl Register of Deeds  
 BK 4733 PG 1932-1934

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$370.00

Parcel Identifier No. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 By: \_\_\_\_\_

Mail/Box to: Best & Best, PLLC - Box 24

This instrument was prepared by: Lyman J. Gregory, III - Miller Marshall Roth, P.C., P.O. Box 769, Asheville, NC 28802

Brief description for the Index: 2000 Olde Eastwood Village, Unit C301, Asheville, NC 28803

THIS DEED made this 15<sup>th</sup> day of October, 2009, by and between

GRANTOR	GRANTEE
Peter M. Brower, unmarried	Robert W. Fleming and Linda F. Fleming, husband and wife
No Title Exam by Preparer	<del>2000 Olde Eastwood Village, Unit C301 Asheville, NC 28803</del> 2070 LADOVIE LANE NE ATLANTA, GA 30345-3720

Enter in appropriate block for each party: name, 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 situate in the City of Asheville, \_\_\_\_\_ Township, Buncombe County, North Carolina and more particularly described as follows:

See attached Exhibit "A" hereby incorporated by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4320 Page 1594  
 A map showing the above described property is recorded in Plat Book 104 Page 85

2

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 and utility lines in existence over and under subject property, and ad valorem taxes for the year 2009, which shall be pro-rated at closing.**

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

By: \_\_\_\_\_ (Entity Name) \_\_\_\_\_ (SEAL)  
 Name/Title: Peter M. Brower

By: \_\_\_\_\_ (SEAL)  
 Title: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
 Title: \_\_\_\_\_

USE BLACK INK ONLY



USE BLACK INK ONLY

State of North Carolina - County of Henderson  
 I, the undersigned Notary Public of the County and State aforesaid, certify that Peter M. Brower  
FK DL as ID 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 15th day of October, 2009.

My Commission Expires: 11-27-10 Renee M Elrod / Renee M Elrod  
 Printed Name: \_\_\_\_\_ Notary Public

SEAL-STAMP

USE BLACK INK ONLY

State of North Carolina - County of \_\_\_\_\_  
 I, the undersigned Notary Public of the County 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 each 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: \_\_\_\_\_  
 Printed Name: \_\_\_\_\_ Notary Public

SEAL-STAMP

USE BLACK INK ONLY

State of North Carolina - County of \_\_\_\_\_  
 I, the undersigned Notary Public of the County 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: \_\_\_\_\_  
 Printed Name: \_\_\_\_\_ Notary Public

## Exhibit A

BEING all of Unit C-301 of Eastwood Condominium as set forth and described in Declaration of Condominium for Eastwood Condominium recorded in Book 4242, at Page 230, Buncombe County Registry and as shown on that plat recorded in Plat Book 104, at Page 85, Buncombe County Registry and as the Unit is shown in Condominium File No. 637, Buncombe County Registry; reference to which Declaration, Plat and Condominium File are hereby made for a more particular description of said Unit.

TOGETHER WITH all of Garage Unit G2-011 (aka G23) as set forth and described in said Declaration and Condominium File; reference to which are hereby made for a more particular description of said Garage Unit.

The above-described Unit is conveyed together with that undivided interest in and to the common areas and facilities which are attributable to such Unit.

The above-described Unit is conveyed together with a right of way for ingress, egress and regress to US Highway 74 as shown on plat recorded in Plat Book 94, at Page 110, Buncombe County Registry.

The above-described Unit is further conveyed together with and subject to the benefits and burdens of any and all easements, restrictions, reservations, terms conditions, rights and other matters as set forth in the above-referenced Declaration and Condominium and as shown on the above-referenced Plat and Plans.

BEING the same property as described in deed recorded in Book 4320, at Page 1594, Buncombe County Registry.