



Filed: Madison County, NC  
02/26/2013 10:34:43 AM  
Susan Rector, Register of Deeds  
Excise Tax: \$0.00

This certifies that there are no delinquent ad valorem taxes, or other taxes  
which the Madison County Tax Collector is charged with collecting, that are a  
lien on:

Parcel Identification Number 9736-22-9716

This is not a certification that this Madison County Parcel Identification Number  
matches this deed description.

Brenda Hemmons  
Tax Collection Staff Signature

2-26-13  
Date

Excise Tax \$0.00

Mail after recording to: STEVEN KROPELNICKI, P.C., 181 Charlotte St.,  
Asheville, NC 28801

This instrument was prepared by STEVEN KROPELNICKI, P.C.

### NORTH CAROLINA NON-WARRANTY DEED

THIS DEED made this 25<sup>th</sup> day of February, 2013, by and between

**GRANTOR:**  
**VICKI L. ALVEY, (married)**

**GRANTEE:**  
**GARLAND WAYNE ALVEY (married)**  
Address: 110 Diamond Ridge  
Marshall, NC 28753

*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:

BEING all of that property described in a deed dated 25 October 1999, from  
Carroll J. Coffey and wife, Marie S. Coffey, to Garland Wayne Alvey and wife,  
Vicki L. Alvey, as recorded in Deed Book 260, Page 344, Madison County  
Register of Deed. reference to which Deed is hereby made for a more particular  
description.

This conveyance is made pursuant to the provisions of NCGS 39-13.3 (a) or (c)  
and NCGS 52-10, the intent of the Grantor being to vest fee simple absolute title in  
the Grantee, free from any interest of the Grantor, including but not limited to the  
elective life estate as provided for in NCGS 29-30 and the right to distribution  
upon divorce as provided for in NCGS 50-20. The Grantee will hereafter have  
the right to transact in the real estate which is the subject of this Deed Nofree

from any right or interest of the Grantor and without joinder of the Grantor.

Copy

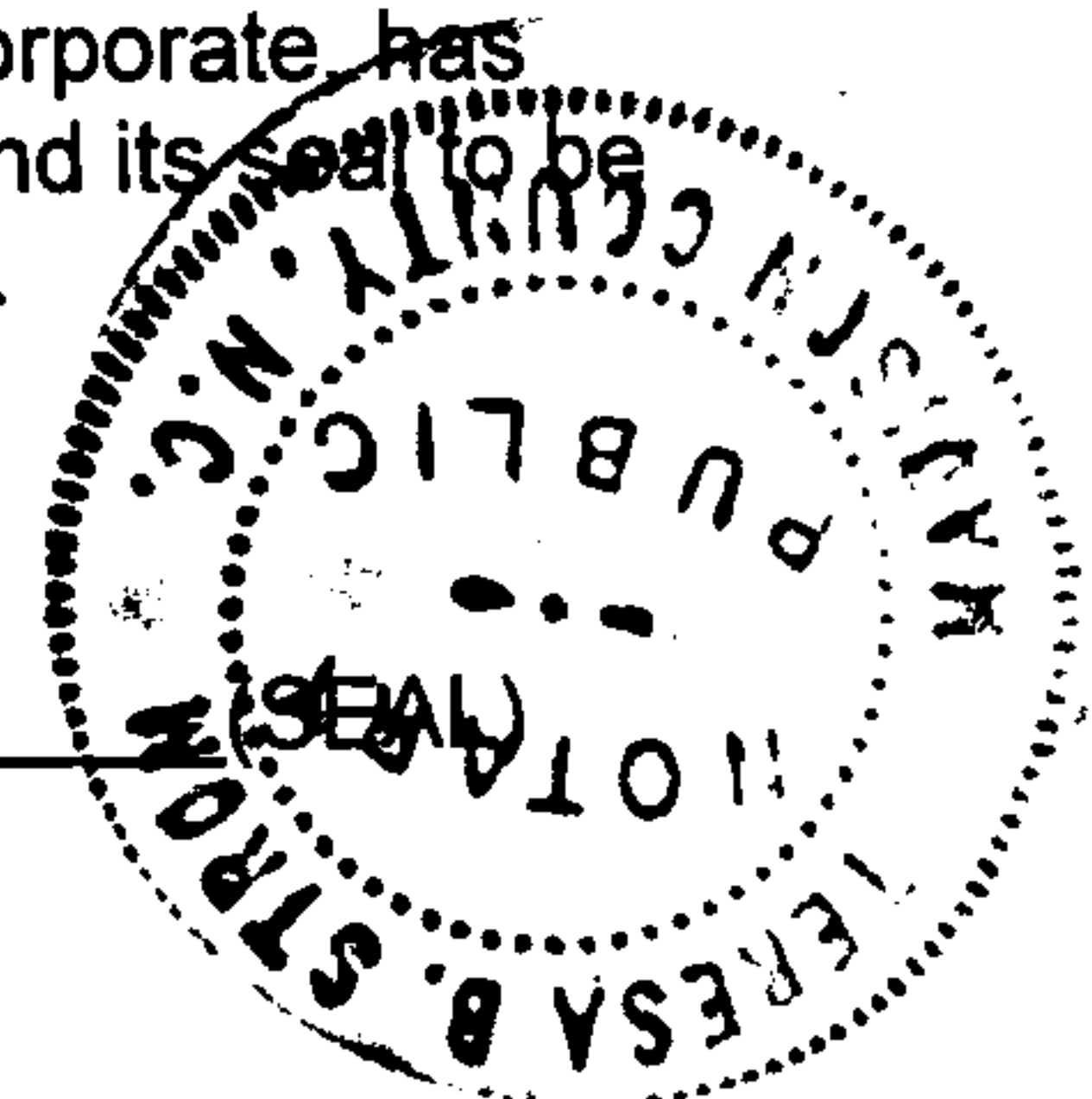
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

Grantor makes no warranties, express or implied. Title to the property hereinabove described is subject to the following exceptions:

Subject to easements and restrictions of record.

IN WITNESS WHEREOF the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Vicki L. Alvey  
VICKI L. ALVEY



STATE OF NORTH CAROLINA  
COUNTY OF Madison

I, a Notary Public of the County and State aforesaid, certify that VICKI L. ALVEY, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 25 day of February, 2012.3

My commission expires:

8-31-2014

Tessa B. Strom  
Notary Public

Print Name:

Tessa B. Strom