

Type: CONSOLIDATED REAL PROPERTY
 Recorded: 12/11/2019 10:11:42 AM
 Fee Amt: \$26.00 Page 1 of 5
 Revenue Tax: \$0.00
 Buncombe County, NC
 Drew Reisinger Register of Deeds

BK 5842 PG 814 - 818

There are no delinquent taxes that are a lien the parcel(s) described in the deed which the Buncombe County Tax Collector is charged with collecting.

12-09-2019
 Date

Michelle Wanan
 Deputy Tax Collector

NORTH CAROLINA QUITCLAIM DEED

Excise Tax 0.00 Recording Time, Book and Page
 Tax Lot No. _____ Parcel Identifier No. **9755-41-2639-00000**
 Verified by _____ County on the _____ day of _____
 by _____

Mail after recording to **12 B GENTRY BRANCH RD., WEAVERVILLE, NC 28787**

This instrument prepared by Jay A. Rosenberg, Esq., (Bar Number:50013), a licensed North Carolina Attorney, J. Rosenberg, PA, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170. Any delinquent taxes to be paid by closing attorney/settlement agent upon disbursement of closing proceeds to the county tax collector. The existence of title insurance is unknown to the preparer. This instrument prepared by Jay A. Rosenberg, a licensed North Carolina attorney, without title examination.

THIS DEED made this _____, 2019, by and between

GRANTOR	GRANTEE
JAYSON CHANG and CHELSEA M. CHANG	JAYSON KAU CHANG AS TRUSTEE OF THE JAYSON KAU CHANG AND CHELSEA MADISON CHANG LIVING TRUST and CHELSEA MADISON CHANG AS TRUSTEE OF THE JAYSON KAU CHANG AND CHELSEA MADISON CHANG LIVING TRUST

submitted electronically by "National Link Originations" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Buncombe County Register of Deeds.

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.

Commitment Number: 100434216

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
9755-41-2639-00000**

NORTH CAROLINA QUITCLAIM DEED

JAYSON CHANG and CHELSEA M. CHANG, a married couple, hereinafter grantors, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **JAYSON KAU CHANG AS TRUSTEE OF THE JAYSON KAU CHANG AND CHELSEA MADISON CHANG LIVING TRUST** and **CHELSEA MADISON CHANG AS TRUSTEE OF THE JAYSON KAU CHANG AND CHELSEA MADISON CHANG LIVING TRUST**, hereinafter grantees, whose tax mailing address is **12 B GENTRY BRANCH RD., WEAVERVILLE, NC 28787**, the following real property:

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATED IN BUNCOMBE COUNTY, NORTH CAROLINA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE SET/NO. 5 REBAR AT THE NORTHWESTERN CORNER OF THE PROPERTY, SAID POINT BEING S 31°45'02" E 94.74 FEET FROM THE CONTROL CORNER NO. 4 REBAR AT THE NORTHERNMOST POINT OF THE NEIGHBORING PROPERTY OF TERRY CLARK SHOWN AT DEED BOOK 2824, PAGE 643/ PLAT BOOK 50, PAGE 95, BUNCOMBE COUNTY, NC REGISTRY, FROM POINT OF BEGINNING; THENCE N 50°19'08" E 265.63 FEET TO AN IRON PIPE SET/NO.5 REBAR; THENCE WITH THE LINE OF THE PROPERTY OF ROBERT C. KENDRICK (DEED BOOK 178S, PAGE 159, BUNCOMBE COUNTY REGISTRY) S 35°44'00" E. 162.00 FEET TO AN IRON PIPE SET/NO. 5 REBAR; THENCE WITH THE LINE OF THE PROPERTY OF RICHARD ETHAN KOON (DEED BOOK 2841, PAGE 117/PLAT BOOK 50, PAGE 95, BUNCOMBE COUNTY REGISTRY) S 50°33'36" W 276.83 FEET TO AN IRON PIPE SET/NO. 5 REBAR, THENCE N 31°45'02" W 34.47 FEET TO A 1" EXISTING IRON PIPE, 0.61 EAST OF LINE, THENCE CONTINUING ALONG THE SAME COURSE 72.89 FEET TO A 1" EXISTING IRON PIPE BEING 3.44' EAST OF LINE, THENCE CONTINUING ALONG THE SAME COURSE 41.16 FEET TO A 1" EXISTING IRON PIPE 0.18" WEST OF THE LINE, THENCE ALONG THE SAME COURSE 13.48 FEET TO SAID POINT OF BEGINNING, THE TOTAL DISTANCE ALONG N 31°45'02" W BEING 162.00 FEET. TOGETHER WITH AND SUBJECT TO THE 30' WIDE RIGH OF WAY SHOWN IN PLAT BOOK 50 PAGE 95 AND PLAT BOOK 111 PAGE 44.

BEING 1.00 ACRE MORE OR LESS - LOT 2 AS SHOWN AT PLAT BOOK 111, AT PAGE 44, BUNCOMBE COUNTY REGISTRY. THIS DESCRIPTION PREPARED WITH REFERENCE TO A SURVEY FOR JAMES F. PRUITT, JR. AND WIFE, JOAN B. PRUITT BY HURLEY T. KING, P.L.S., P.O. BOX 1495, LEICESTER, NC 28748; (828) 683-1435; FILE NO. 5469-74; MAP NO. E-5469; DATED JUNE 17, 2005 - DESCRIPTION HEREIN MADE FOR A MORE PARTICULAR DESCRIPTION. BEING A PORTION OF PIN #9755 03-41-1711

BEING THE SAME PREMISES CONVEYED BY DEED RECORDED IN BUNCOMBE COUNTY IN BOOK 4425, PAGE 772.

SAID MAP BEING INCORPORATED HEREIN BY REFERENCE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

Being the same property conveyed to **JAYSON CHANG** and **CHELSEA M. CHANG**, by deed recorded **Official Records Book 5727, Page 1080** in **Buncombe** County Records.

Said property having been previously acquired by Grantor by: **Official Records Book 5727, Page 1080**

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on December 4, 2019:


JAYSON CHANG


CHELSEA M. CHANG

STATE OF North Carolina
COUNTY OF Buncombe

nm The foregoing instrument was acknowledged before me on December 4, 2019 by ~~JAYSON CHANG~~ and CHELSEA M. CHANG who are personally known to me or have produced CA Driver License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

TERRI R MILLER
Notary Public - North Carolina
Buncombe County
My Commission Expires Jul 13, 2022


Notary Public

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

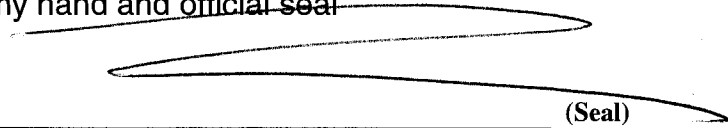
State of California

County of LOS ANGELES)

On 12 06 2019 before me, CLAUDIO SERRA NOTARY PUBLIC
(insert name and title of the officer)

personally appeared JAYSON ELAND
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) (s) are subscribed to the within instrument and acknowledged to me that (he) she/they executed the same in (his) her/their authorized capacity(ies), and that by (his) her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature _____ (Seal)

