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Workflow No. 0000025074-0001

CU



Doc ID: 022666440003 Type: CRP
Recorded: 03/23/2010 at 03:03:39 PM
Fee Amt: \$473.00 Page 1 of 3
Revenue Tax: \$448.00
Workflow# 0000025074-0001
Buncombe County, NC
Otto W. DeBruhl Register of Deeds

BK 4769 PG 1906-1908

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 448.00

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Greg Johson, 157 S. Lexington Ave. #D, Asheville, NC 28801

This instrument was prepared by: The Law Office of Marjorie J. Maginnis, 62 Clayton Street, Asheville, NC 28801

Brief description for the Index: 6 Fernlawn Rd, Asheville, NC 28805

THIS DEED made this 23rd day of March, 2010, by and between

GRANTOR	GRANTEE
Phoebe L. Jones, unmarried 20 Crockett Avenue Asheville, NC 28805	Phillip D. Rice and wife, Kathleen E. Rice 6 Fernlawn Rd Asheville, NC 28805

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 the City of Asheville, _____ Township, Buncombe County, North Carolina and more particularly described as follows:
See Attached

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4278 page 1258.

A map showing the above described property is recorded in Plat Book 28 page 28.

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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

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

(Entity Name) Phoebe L. Jones (SEAL)

By: _____ (SEAL)
Title: _____

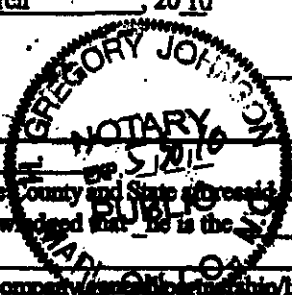
By: _____ (SEAL)
Title: _____

By: _____ (SEAL)
Title: _____

State of North Carolina - County of Buncombe

I, the undersigned Notary Public of the County and State aforesaid, certify that Phoebe L. Jones 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 23rd day of March, 2010

My Commission Expires: 5/30/10 _____
Notary Public



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 _____ is the _____ of _____ a North Carolina or _____ corporation/limited liability company/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 _____ day of _____, 20____.

My Commission Expires: _____
Notary Public

State of North Carolina - County of _____
I, the undersigned Notary Public of the County and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
Notary Public

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By: _____ Register of Deeds for _____ County
Deputy/Assistant - Register of Deeds

ATTACHMENT

BEING all of Lot 17, of Block E of Redwood Forest, plat of which is recorded in the office of the Register of Deeds for Buncombe County, NC in Plat Book 28, Page 28, reference to which is hereby made for a more particular description of said lot.

Together with and subject to all easements, restrictions and rights of way of record.

ALSO being the same property described in Deed Book 4278, Page 1258 Buncombe County Register of Deeds.

The property being conveyed does does not contain any portion of Grantors primary residence.

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6 Fernlawn Rd, Asheville, NC 28805